

BANBURY 4A Castle Quay Shopping Centre

RETAIL SHOP TO LET



LOCATION

Banbury is the administrative and commercial centre OF North Oxfordshire having a population of 48,000 persons and a district population of 131,000, with few competing retail centres.

Castle Quay is Banbury's principle retail destination benefiting from over 80 shops and restaurants. It is anchored by **Debenhams, Marks & Spencer** and **BHS** with national retailers including **Next, Gap, HMV, Waterstones, Bay Trading** and **Topshop/Topman**.

Unit 4a is located in Castle Quay close to the entrance to the scheme from Cornhill. It sits adjacent to **Druckers** and nearby retailers include **The Entertainer, Gamestation, Holland & Barrett** and **Vision Express**.

ACCOMMODATION

The property is arranged over ground and first floors providing the following net internal floor areas:

Floor	sq ft	sq m
Ground Floor	931	86.4
First Floor Ancillary	572	53.1

TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£42,000 per annum exclusive.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with Cherwell District Council on 01295 250 340):-

Rateable Value	UBR (2016/2017)	Rates Payable
£45,750	0.497	£22,737

SERVICE CHARGE

The service charge for 2016 is £8,568 per annum.

EPC

Available on request.

LEGAL

Each party is to be responsible for their own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact sole joint agents **Jackson Criss** on:

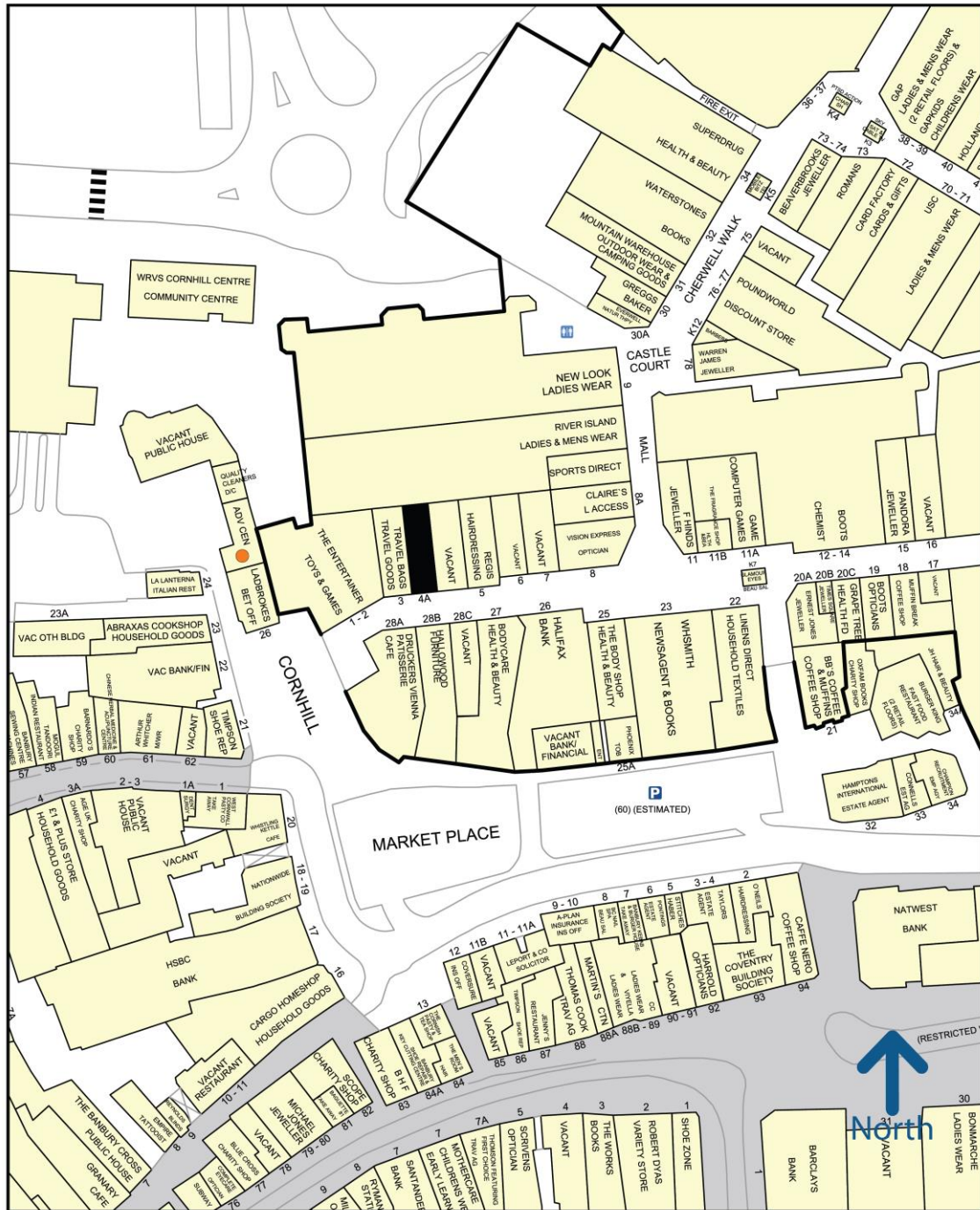
Michael Lockhart
020 7637 7100
mlockhart@jacksoncriss.co.uk

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Alternatively, please contact Emma Charlesworth or Nick De Pons at BWD Retail on 01212 626 540



Banbury



50 metres

Experian Goad Plan Created: 28/04/2016
Created By: Jackson Criss



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