

Unit 1 7-7A High Street Banbury **jrbt** Commercial Property



Unit 1 7-7A High Street Banbury OX16 5DZ

Prime A1 High Street Unit to Let

Contact:
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Location

The High Street in Banbury is a busy central retail location. It has a diverse range of individual and multiple retailers including Millets, The Works, Rymans Stationers and Savers plus several major Banks.

The property is situated on the south side adjacent to Santander and Thomson Travel. Other retailers in close proximity include:

Scrivens Opticians, British Heart Foundation, Scope and Michael Jones Jewellers plus several individual food outlets.

Rent

Offers in the region of **£50,000** per annum exclusive

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Description

The property is arranged over ground and first floors with a service yard to the rear.

Accommodation

The property affords the following approximate floor areas:

Ground Floor Sales:	3,852 sq ft	357.86 sqm
First Floor Stock	3,637 sq ft	337.89 sqm

Legal Costs

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

Tenure

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

Rating

Rateable Value (2017 list)	£47,000
UBR (2016/2017)	.497p
Notional Rates Payable (2017/18)	£23,359

Interested parties should make their own enquiries of Cherwell District Council 01295 227000

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

EPC

An Energy Performance Certificate for the premises is available on request

Viewing

Viewing is strictly by appointment via sole agent JRBT Commercial Property Ltd

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SUBJECT TO CONTRACT

DECEMBER 2016

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