

27 BRIDGE STREET BANBURY OX16 5PN

RESTAURANT/RETAIL PREMISES

TO LET



Well located period property in Banbury's town centre, situated opposite the Castle Quay Shopping Centre (anchored by Debenhams and Marks & Spencer) which is planned for future expansion imminently. This Property is within walking distance of the High Street, Market Square and Banbury train station.

DESCRIPTION

The property forms part of a large Grade II listed period building fronting Bridge Street, a very popular shopping destination. It is a two storey premises of brick construction with a rendered façade and natural slate roof.

The property is located in a popular shopping area of Banbury town with national retailers and restaurants in operation nearby.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	3,223.00	299.42
First	1,422.00	132.10
TOTAL	4,645.00	431.52

PLANNING

27 Bridge Street has A3 (Restaurant and Cafes) planning consent. Any queries regarding change of use should be made to Cherwell District Council

SERVICES

Mains water, electricity, gas and drainage are connected to the property buy have not been tested by the agents

LEASEHOLD

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed by negotiation.

RENT

£45,000 per annum exclusive of VAT and further outgoings.

BUSINESS RATES

The rateable value is £57,500. The current multiplier is 48.0 pence in the £. The rates payable will be £27,600 per annum.

SERVICE CHARGE

A service charge will be levied by the landlord for external and communal maintenance management.

EPC

The property has an Energy Performance Asset Rating of E (112). A copy of the EPC is available on request from the Agent. The local authority is Cherwell District Council.

LEGAL COSTS

Each party are to bear their own legal fees incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which may be payable

VIEWING

Strictly by prior arrangement through the agent:

John Blount
Email: john.blount@adaltareal.com

James Hill BSc (Hons) MRICS
Email: james.hill@adaltareal.com



SUBJECT TO CONTRACT

Details prepared August 2018

