

Banbury, 55a Mewburn Road, OX16 9PQ



Retail Premises - To Let



LOCATION

The property is situated in a residential suburb to the south west of Banbury town centre within a purpose built neighbourhood scheme of 6 units with an anchor Co-Op store adjacent to the subject property.

The property is located on Mewburn Road close to its junction with Queensway.

Other occupiers within the terrace as previously stated a Co-Op store plus Branded Carpets, Paws Pets Supplies, Queensway Fish Bar and You Need Blinds.

DESCRIPTION

The property comprises ground floor sales together with a rear stores area, toilet and kitchenette space.

The property benefits from an extensive car park towards the front of the unit. To the rear of the property is a servicing area and there is a access route from the rear service area into the rear of the unit, via a double door.

ACCOMMODATION

Ground Floor Sales	61.18 sq m	658.5 sq ft
Stores, WC & Kitchen	37.4 sq m	403 sq ft
Total Floor Area	98.58 sq m	1,061 sq ft

TENURE

A new sub lease is available up until 15th October 2036 and this sub lease will be excluded from the security of tenure provisions of the 1954 Landlord and Tenant act.

RENT

£15,000 per annum, exclusive.

RATES

Rateable Value £15,000

EPC

D95 – Expires December 2026

SERVICE CHARGE

£4,246.37 per annum

INSURANCE

£387.02 per annum

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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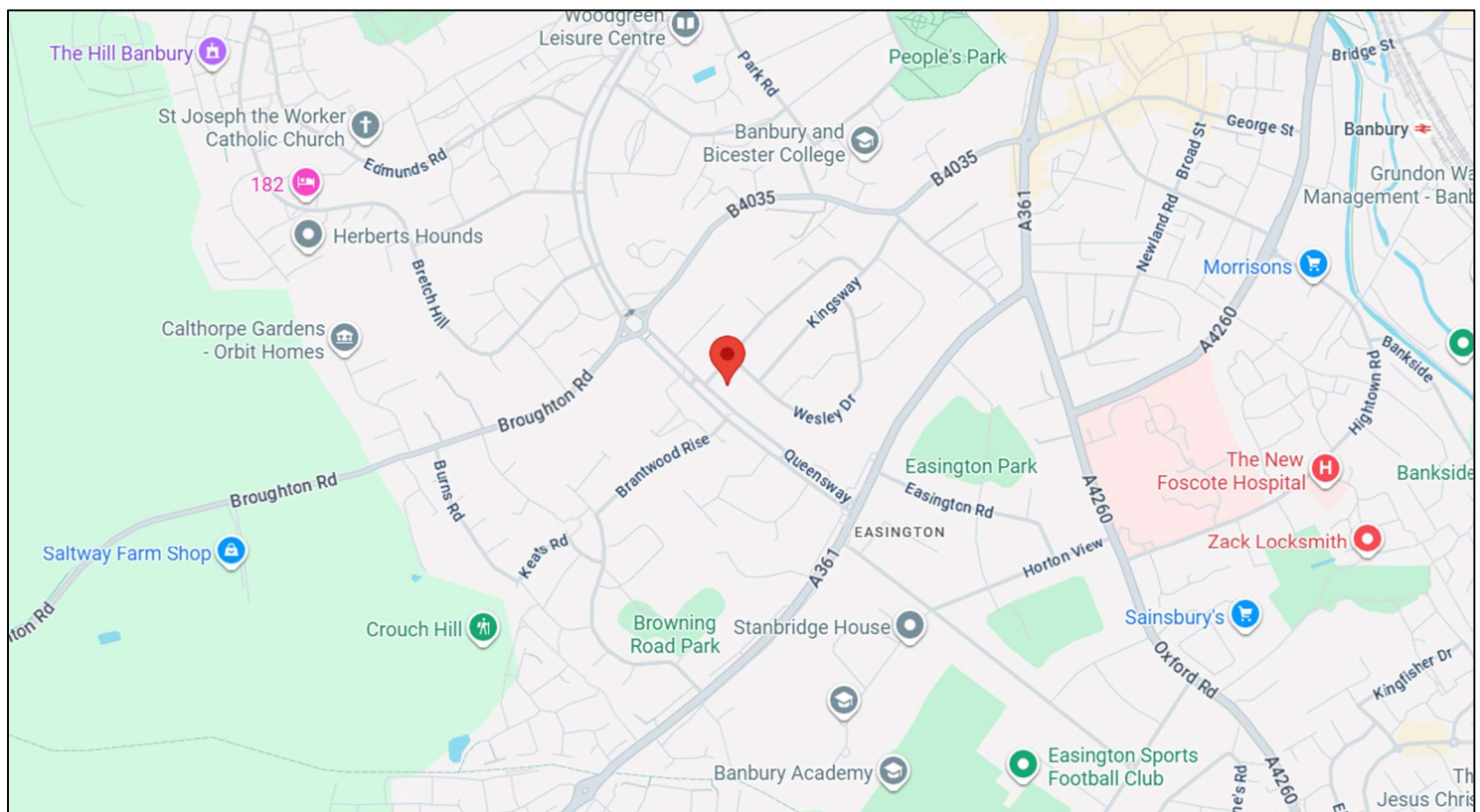
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