

September 2011

TO LET: Retail Premises, Banbury Town Centre Location (Post Office 80 yards)



64 Calthorpe Street, OX16 5EX

Accommodation: We have been instructed by the current freeholders to offer on a new lease this former hair salon which is available due to the relocation of the existing tenants. This ground floor lock-up unit has a frontage of 14' 6" and a depth of 30' 9" (to the rear of which is to be found a w.c., a 30 sq ft kitchenette and a separate 54 sq ft store room).

Tenure: The property is being let on a new six year lease, with three year rent reviews, at an initial rent of £12,000 per annum plus VAT. Rent is to be paid quarterly in advance.

Legal Fees: The ingoing tenants will be expected to contribute £800 plus VAT towards the vendor's legal costs, this to be paid as solicitors are instructed.

Service Charge: The Annual Service charge for 2011, including insurance, is £576.84.

Management: Ingoing tenants will also be asked to contribute towards an annual management charge of approximately £400 plus VAT per annum.

Rateable Value: The Rateable Value for this property is £7,500. We therefore anticipate the Rates Payable to be £3,250 per annum.



Subject to Contract

BANKIER SLOAN

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