

TO LET : Retail Shop / Professional Office Hudson Street, Deddington OX15 0SW

August 2017



Excellent Village Location
New 3 or 6 Year Lease
Rent: £8,000 per annum

Subject to Contract

These premises can be viewed via sole agents:

BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW
Tel: Banbury 01295 688384, Mobile: 07831 338111
email:reception@centre-p.co.uk, www.centre-p.co.uk

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Internal photos taken summer 2015 prior to the current tenant's occupation.

Accommodation: This property has been used as both retail and office premises in recent years and is available on an internal repairing lease, for three or six years, at an initial rent of £8,000 per annum.

Legal Fees: Ingoing tenants will be required to contribute £350 plus VAT towards our clients legal fees. These to be paid as solicitors are instructed.

Insurance: The landlords will insure the property but will seek from the tenants reimbursement of the premium, which is expected to be approximately £450 for the financial year 2017/2018.

Outgoings: The tenants will also be responsible for the payment of the non domestic rate. If this is an occupiers only commercial property no rates will be payable under the government's Small Business Rates Relief Scheme. For further details please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf



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