

TO LET: Office (A2) / Retail 1 The Square, Stow-on-the-Wold



New Lease.
£12,000 per annum plus VAT

Subject to Contract

BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

Tel: Banbury 01295 688384 , Mobile: 07831 338111

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Accommodation: This attractive property is prominently located at the entrance to the Market Square of this popular Cotswold town. The premises consist of a 14'9" x 12' ground floor shop/showroom, with wide bay window overlooking the street, 17' x 12' first floor showroom/office and a 12' x 9' second floor storeroom/office with small kitchen and toilet. The current tenant is relocating to other premises within Stow-on-the-Wold.

Tenure: These premises are being offered on a new three, six or nine year lease, at an initial rent of £12,000 per annum plus VAT. Rent is to be paid quarterly in advance.

Planning: Planning permission was granted for a Change of Use to A2 (Estate Agent, Professional office etc) in June 2007 (Application Reference: 07/00801/FUL). We believe therefore that the premises could be used for either retail or office purposes.

Outgoings: The property has a rateable value of £7,600. If this is an occupiers only commercial property they will pay no rates under the government's Small Business Rates Relief scheme, see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf. If however the ingoing tenant occupies more than one commercial property, the rates payable for the financial year 2017/2018 will be £3,541.

Insurance: In addition to the rent the ingoing tenants will be required to contribute in the first year £540 plus VAT towards the annual insurance of the building.

Legal Costs: The in-going tenants will be expected to contribute £500 plus VAT towards our clients legal costs, these to be paid as solicitors are instructed.

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