

# TO LET: Showroom/Workshop/Storage

Fosseway Business Park, Moreton-in-Marsh GL56 9NQ



Occupied by Secret Antiques for the last twelve years as a retail outlet

**Approximately 1,500 sq ft**  
**£12,000 plus VAT per annum**

*Subject to Contract*

Viewing via agents: **BANKIER SLOAN**

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

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# TO LET: Showroom/Workshop/ Storage Unit 3, Fosseway Business Park, Moreton-in-Marsh GL56 9NQ



## New Lease. Rent: £12,000 plus VAT per annum

**Accommodation:** We have instructions to offer on a new lease this attractive unit, prominently situated on Fosseway Business Park, located close to the town centre and railway station. The main showroom measures 56 ft x 20 ft and the secondary area 21 ft x 11 ft 6 inches.

**Tenure:** This property is being offered on a new three or six year lease (with a rent review after three years), at a rent of £12,000 per annum plus VAT. Rent is to be paid quarterly in advance.

**Outgoings:** In addition to the rent all tenants contribute towards an annual service charge on the site, which is set at 6% of the passing rent. The landlords take responsibility for the maintenance of the structure of the building, as well as the road and parking areas. The tenants will be responsible for the payment of the non domestic rates. This property has a rateable value of £3,400 and as a result, if this is a tenants only commercial property, they will have zero rates to pay under the government's Small Business Rates Relief scheme. [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2020\\_2021\\_t.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf)

**Property Insurance:** An ingoing tenant will be responsible for contributing towards the annual insurance premium. For the financial year 2020 / 2021 the annual insurance will be approximately £960.00 plus VAT.

**Administration Fees:** The ingoing tenants will be asked to contribute £260 plus VAT towards the preparation of the lease agreement. However if the landlords are required to instruct solicitors, such costs are to be met by the in-going tenants.

Occupiers of the estate include: Topps Tiles, John Davies Gallery, Cotswold Markets, Gary Wright Antiques, as well as the newly opened studio/gym and Barn & Brook showroom and workshop which will be open by October.. Please see [https://www.centre-p.co.uk/Fosseway\\_Business\\_Park.pdf](https://www.centre-p.co.uk/Fosseway_Business_Park.pdf)

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