

**TO LET: 2,685 sq ft Workshop & Offices**  
1,455 sq ft Ground Floor & 1,230 sq ft First Floor  
Unit 2 Plot 9c, Thorpe Close, Banbury OX16 4SW



July 2020



**New three or six year lease**  
**£20,000 per annum plus VAT**

Viewing via: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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## New three or six year lease. £20,000 per annum plus VAT

**Accommodation:** We have been instructed to offer on a new lease this excellent modern workshop, located on one of Banbury's longest established industrial estates. The accommodation is being offered in an excellent decorative condition and provides parking for up to eight vehicles.

**Tenure:** These premises are available on a new three or six year lease, at an initial rent of £20,000 per annum plus VAT. If a six year lease is granted there will be a rent review after three years in line with the Consumer Price Index. The ingoing tenant will be able to terminate the lease after three years subject to giving not less than four months written notice.

**Management Fee:** In-going tenants will be responsible for the payment of a management fee, set at 3% of the passing rent.

**Insurance:** In-going tenants will also be responsible for payment of the annual property insurance premium. For the current financial year this is to be £350 plus VAT.

Subject to Contract

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**Administration Fees:** In-going tenants will be asked for a contribution towards the administration fees incurred in the preparation of an agreement, this to be £400 plus VAT per unit.

**Rateable Value:** These premises have a rateable value of £11,500, and therefore if this is an occupier's only commercial premises no rates will be payable for the financial year 2020/2021. Please see [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2020\\_2021\\_t.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf)



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