

# TO LET: Workshop, Oxfordshire Clifton Road, Deddington OX15 0TP

January 2018



**2,500 sq ft Workshop**  
**New Lease. £15,000 per annum plus VAT**

*Subject to Contract*

Viewings can be arranged via sole agents:

**BANKIER SLOAN Chartered Surveyors**

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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## 2,500 sq ft Workshop. New Lease. £15,000 per annum plus VAT

**Accommodation:** We have been instructed by the freeholder to offer this property on a new lease. This excellent workshop, has good headroom and is located on a long established industrial site on the edge of Deddington, approximately 5 miles south of Banbury. The site is the home of many local companies, and provides excellent security. The owners have a site office and CCTV is operational.

**Tenure:** These premises are being offered on a three year lease at an initial rent of £15,000 per annum plus VAT, with the tenants being responsible for maintaining the internal decoration of the property as at the commencement of the lease. The landlord will maintain the exterior of the premises and the roof. This lease is taken outside the Landlord and Tenant Act 1954 and therefore the tenant will have no automatic right to renew at the end of this lease term.

**Legal Fees:** An ingoing tenant will be expected to contribute £350 plus VAT as solicitors are instructed.

**Service Charge:** The ingoing tenant will be responsible for the payment of an annual service charge, this to be set at 5% of the passing rent.

**Insurance:** The landlords will insure the premises but the ingoing tenants will be required to reimburse the landlords the annual insurance premium which is expected to be in the region of £650 plus VAT for the current financial year.

**Rates:** The premises have a Rateable value of £8,300. Rates payable will therefore be zero if this is a tenants only commercial property as they will be able to claim Small Business Rates relief. See <http://www.centre-p.co.uk/SmallBusinessRatesRelief.pdf>

For details of an office we are also marketing on this site please see [http://www.centre-p.co.uk/To\\_Let\\_Second\\_Floor\\_Office\\_Deddington.pdf](http://www.centre-p.co.uk/To_Let_Second_Floor_Office_Deddington.pdf)

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