

# TO LET: Commercial Premises with Upper Floor Accommodation Moreton-in-Marsh



**2 Oxford Street, GL56 0LA**  
**Take-away / Professional Office / Retail Unit**  
**Excellent Town Centre Location**  
**£25,000 plus VAT per annum**

*Subject to Contract*

These premises can be viewed by contacting the sole agents

**BANKIER SLOAN**

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

Tel: Banbury 01295 688384 , Mobile: 07831 338111

reception@centre-p.co.uk, www.centre-p.co.uk

# Commercial Premises to Let 2 Oxford Street, Moreton-in-Marsh GL56 0LA with upper floor accommodation



**Accommodation:** Situated in this popular Cotswold town, 4 miles north of Stow-on-the-Wold, these premises have been completely re-decorated and offer well presented commercial and upper floor accommodation, suitable for take-away use, professional offices or as a retail unit. This property was last used as a take-away.

This attractive, mid-terrace property is prominently located within this vibrant and prosperous market town, which has many independent shops and cafes catering for the resident population, as well as UK and overseas visitors.

**Tenure:** The premises consist of a ground floor commercial unit measuring 362 sq ft, with first and second floor accommodation totalling 671 sq ft, and are being offered on a new lease at a rent of £25,000 plus VAT per annum.

**Outgoings:** Council tax is to be paid on the upper floors. The ground floor has a rateable value of £8,400, and if this is an occupiers only commercial property, no rates will be payable under the government's Small Business Rates Relief scheme. [www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2024\\_2025\\_.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)

**Insurance:** In addition to the rent, an incoming tenant will be required to reimburse to the landlords the annual insurance premium, expected to be approximately £300.

**Administration fee:** The in-going tenants will also be expected to contribute £450 plus VAT towards our clients costs in preparing a lease agreement.

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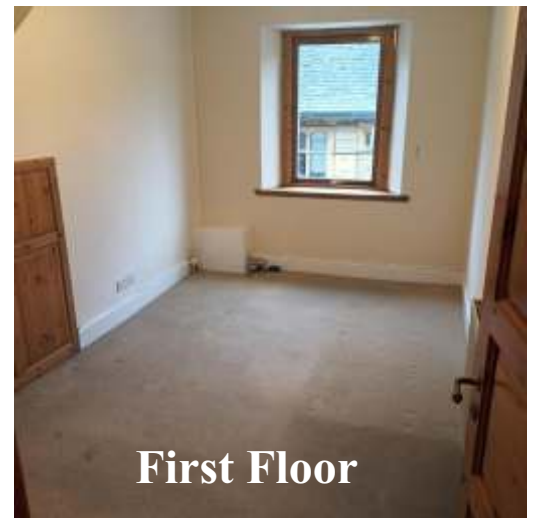
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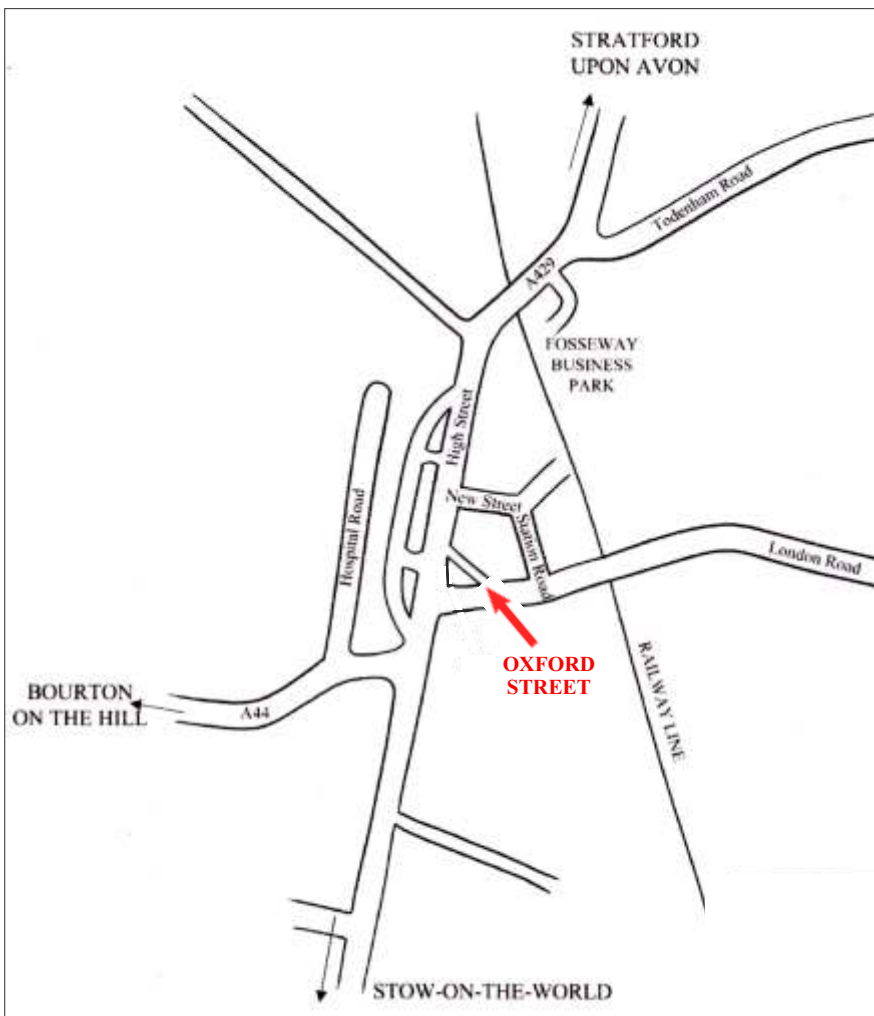
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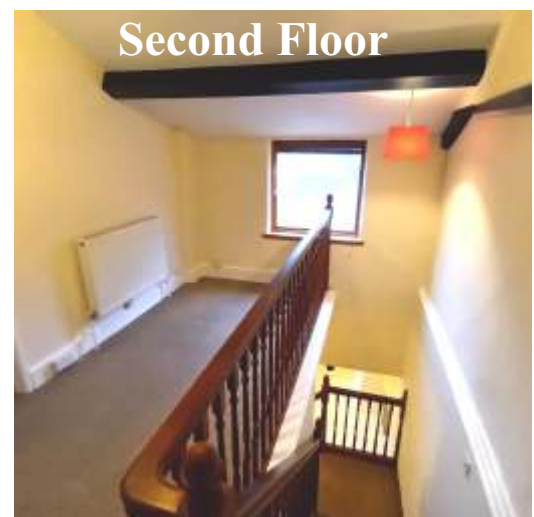
# Commercial Premises to Let with upper floor accommodation



First Floor



Kitchen



Second Floor

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