

FENCED YARD TO LET

Clifton Road, Deddington, OX15 0TP



New Lease. £16,000 per annum plus VAT
Approximately 7,000+ sq ft (105' x 70')

Subject to Contract

March 2024

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

TO LET: Fenced Yard, Deddington



Approximately 7,000+ sq ft. New Lease. £16,000 per annum plus VAT

Accommodation: We have been instructed by the freeholders to offer these premises on a new 3 or 6 year lease. Situated within a long established business location on the edge of Deddington, approximately six miles south of Banbury, this site is the home of many local companies.

There is mains electricity and water. Fowl water discharges to a septic tank within the site, for which the tenant is responsible. There is no gas on site.

Leases are to be taken outside the Landlord and Tenant Act 1954 and therefore prospective tenants will have no *automatic* right to renew at the end of the lease term.

Service Charge: The ingoing tenants 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 approximately £480.

Administration Fee: Ingoing tenants will be expected to contribute £350 plus VAT towards the preparation of this agreement.

Rates: Payment of the Non Domestic Business Rates will be the responsibility of the ingoing tenants. These premises have a rateable value of £11,000. However, if this is the tenants only commercial premises, no business rates will become payable under the government's Small Business Rates Relief scheme. https://www.centre-p.co.uk/Small_Business_Rates_Relief_2022_2023.pdf. Should you not be entitled to SBRR, the premises have rates payable of £5,490.

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**TO LET: 5,000 sq ft up to 14,500 sq ft Yard / Open Storage
Aynho & Deddington, Nr Banbury**

Spring 2024



New leases. Rents from £7,500 per annum to £18,000 per annum

Subject to Contract

Viewings can be arranged via sole agents:

BANKIER SLOAN Chartered Surveyors

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

Tel: 01295 688384, Mobile: 07831 338111

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

TO LET: Open Storage / Yards Aynho & Deddington, Nr Banbury



Rents from £7,500 per annum to £18,000 per annum

Accommodation: We have instructions from the freeholders of these well established business locations to offer for rent between 5,000 sq ft and 14,500 sq ft of yard space, seeking rents from £7,500 per annum.

Management charges: An ingoing tenant will be responsible for payment of a management charge, this set at 5% of the passing rent.

Insurance: In-going tenants will also be asked to pay the annual insurance premiums, which will include public liability insurance which our clients have for the communal areas of the sites.

Administration Fees: Our clients have standard leases for all premises and will usually produce their own documentation, seeking a contribution of £200 plus VAT towards their administration costs.

Rates: No rates will be payable under the governments Small Business Rates Relief scheme if this is an ingoing tenants only commercial property in England.

See https://www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024_.pdf

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