

TO LET: Industrial / Warehouse Unit

107 Main Road, Middleton Cheney, Banbury, OX17 2PD



Photograph taken from the back of the unit, showing the rear yard and access door.

**Approximately 2,250 sq ft ground floor
plus 900 sq ft first floor storage.**

New Lease.

£25,000 per annum.

Spring 2022

Viewing via agents: **BANKIER SLOAN**

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

Tel: 01295 688384, Mobile: 07831 338111

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

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New Lease. £25,000 per annum

Accommodation: We have received instructions to market this excellent workshop, located in the centre of Middleton Cheney behind the offices of C J Charles & Sons Limited, Middleton Cheney Pharmacy and the Sanderz Convenience Store. The premises, which have a total ground floor area of approximately 2,250 sq ft with additional mezzanine measuring 900 sq ft, also benefits from outside yard space to the front and rear of the building.

Tenure: These premises are being offered on a new lease at an initial rent of £25,000 per annum.

Management Charge: In addition to the rent the in-going tenants will also be responsible for paying a management charge of 5% of the passing rent, this being a contribution towards the maintenance of the exterior of the property.

Insurance: The landlords will insure the property and the ingoing tenants will be responsible for reimbursing to the landlords the annual insurance premium. For the financial year 2022 / 2023 this is anticipated to be approximately £720.

Outgoings: The property currently has a rateable value of £13,750. If this is your only commercial premises you will be entitled to discount under the government's claim Small Business Rates Relief. For more details please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf

Administration Fees: We would seek a contribution of £600 plus VAT towards the landlord's costs in preparing a lease agreement, these to be paid prior to the documentation being prepared.

Subject to Contract

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