

TO LET: Two Self Contained, First Floor Offices Oxbow Farm, Avon Dassett CV47 2AQ

Autumn 2020



New Lease @ £6,600 per annum

Accommodation: We have received instructions to market these well presented, self contained, first floor offices, which include kitchen and washroom facilities. Situated in an attractive rural location, we believe this accommodation would be ideal for a local individual looking for inexpensive office space. The offices, which have overall measurements of 325 sq ft and 190 sq ft, are being offered on a new lease, at a fixed rent of £550 per month inclusive of electricity. Rent is to be paid quarterly in advance.

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.

Administration Fee: An ingoing tenant will be expected to contribute £100 plus VAT towards the preparation of a lease agreement.

Rates: These premises have a rateable value below £12,000 and therefore if this is an ingoing tenant's only commercial premises, no rates will be payable for the financial year 2020 / 2021 under the government's Small Business Rates Relief scheme. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf

Subject to Contract

Viewings can be arranged via sole agents:

BANKIER SLOAN Chartered Surveyors

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

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