

**OFFICE / POTENTIAL COFFEE SHOP
EASTWOOD FARM
SHENINGTON, OX15 6HQ**



TO LET SHENINGTON
Superb New Office (or potential Coffee Shop?).
New Lease. Available 1st September 2024.
£750 + VAT per month.

subject to Contract

August 2024

Viewing via agents: **BANKIER SLOAN**

Tel: Banbury 01295 688384, Mobile: 07831 338111

OFFICE / POTENTIAL COFFEE SHOP EASTWOOD FARM SHENINGTON, OX15 6HQ

We are pleased to have received instructions to market on a new lease this attractive rural property which we believe would be ideal as a professional office or as a potential coffee shop.

Accommodation: 560 sq ft (24ft x 23ft 6 inches) in addition there will be an attached washroom which as with the office is in the process of being finished.

Tenure: A new 3- or 6-year internal repairing lease at a rent of £750 + VAT per month.

Service charge: In addition to the rent the ingoing tenant will be expected to pay an annual service charge equivalent to 6% of the passing rent.

Insurance: The landlord will insure the property, and the tenant will be asked to reimburse the annual premium which is expected to be approximately £400 per annum.

Rates Payable: The property has a rateable value below £12,000 and therefore if it is the occupier's only business property in England no rates will be payable.
[https://www.centre-p.co.uk/Small Business Rates Relief 2024 2025 .pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)

Administration Fees: The ingoing tenant will be expected to contribute £420 + VAT towards the preparation of the new lease.

Viewing: Viewings can be arranged via sole agents BANKIER SLOAN, whose offices are located less than 3 minutes' drive from this office and therefore we anticipate being able to arrange viewings at short notice if requested.

Location: The property is located off the road between Shutford and Tysoe Hill, approximately 200 yards short of the turning to Shenington village.

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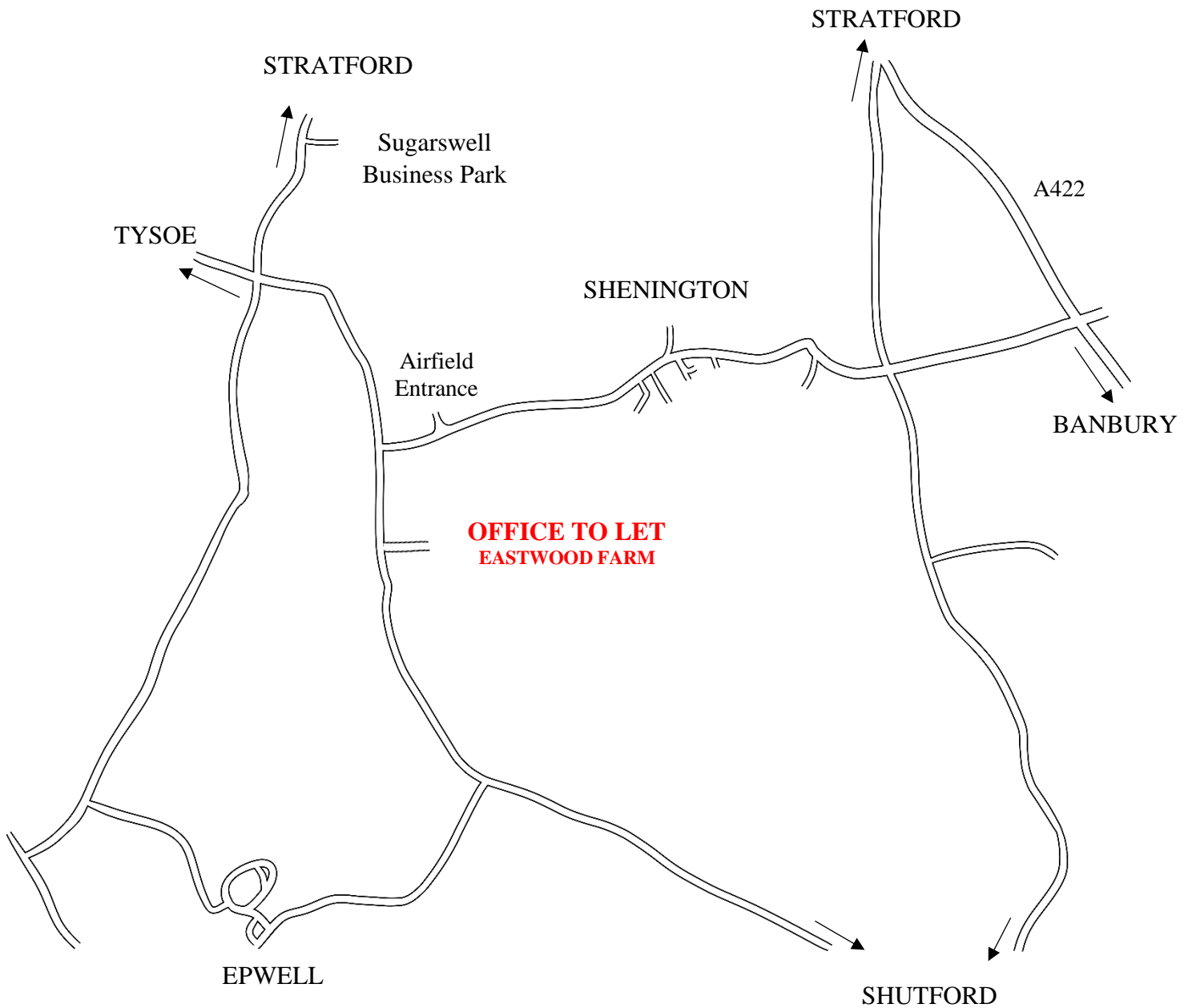
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reception@centre-p.co.uk www.centre-p.co.uk

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