

TO LET: : Ground floor Office / Shop

Tuckers House, Market Place, Deddington OX15 0SA

December 2024



NOT AVAILABLE AS A FOOD ESTABLISHMENT
New Lease. £10,000 per annum
Available due to relocation May 2025

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: : Ground floor Office / Shop

Tuckers House, Market Place, Deddington OX15 0SA

December 2024



Accommodation: We have received instructions to market this lovely property situated in the heart of Deddington, a thriving village six miles south of Banbury. Tuckers House would be an ideal location for either a retail space or office accommodation. Not available as a food establishment.

Tenure: This accommodation is being offered on a new three year lease, at an initial rent of £10,000 per annum.

Outgoings: An in-going tenant will be expected to re-imburse our client's annual property insurance premium, which for the financial year 2024 / 2025 is anticipated to be approximately £600. Should the occupiers use increase the premium, this will be passed on to the tenant. The landlords of this property will also seek an annual service charge, set at 5% of the passing rent.

Legal Fees: We would seek a contribution of £750 plus VAT towards the landlord's legal costs in preparing a lease agreement, these to be paid as solicitors are instructed.

Rateable Value: An ingoing tenant will be responsible for payment of the non-domestic rates to the local council. This property has a rateable value of £11,000 and therefore if this is an occupiers only commercial premises in England, no rates will be payable under the government's Small Business Rates Relief scheme. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf

Subject to Contract

Viewings can be arranged via sole agents:

BANKIER SLOAN Chartered Surveyors

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

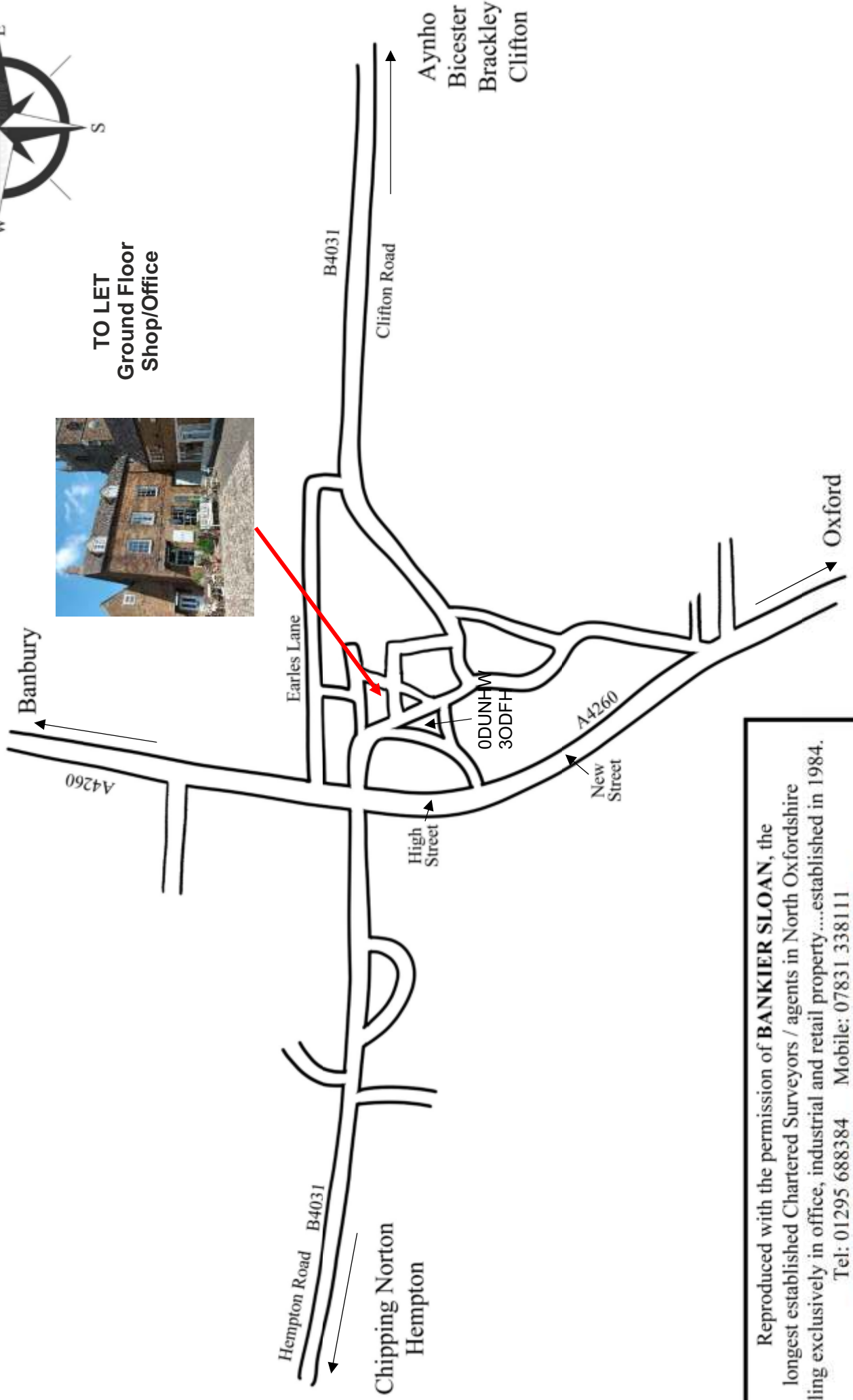
Tel: 01295 688384, Mobile: 07831 338111

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

Deddington Oxfordshire



TO LET
Ground Floor
Shop/Office



Reproduced with the permission of **BANKIER SLOAN**, the longest established Chartered Surveyors / agents in North Oxfordshire dealing exclusively in office, industrial and retail property.....established in 1984.
Tel: 01295 688384 Mobile: 07831 338111
reception@centre-p.co.uk www.centre-p.co.uk