

# Napton-on-the-Hill, Southam CV47 8LN

## To Let: 570 sq ft Office / Showroom (former church)



Situated on the village green in Napton-on-the-Hill, three miles from Southam, this former Christadelphian meeting room offers a unique opportunity to those seeking a variety of accommodation, including office and showroom facilities.

The premises are situated within easy reach of Southam, Daventry and Rugby, and are available on flexible terms at an initial rent of £7,500 per annum.

**October 2026**

*Subject to Contract*

These premises can be viewed via sole agents:

# **BANKIER SLOAN**

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

**Tel: Banbury 01295 688384, Mobile: 07831 338111**

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# To Let: 570 sq ft Office / Showroom (Use Class E) Former Church, Napton-on-the-Hill, Southam CV47 8LN



**Accommodation:** We have been instructed to offer on a new lease this former church which has recently been granted planning permission for Use Class E (commercial business and services). The permission excludes the use of the premises as a creche or day nursery. We anticipate the premises being used as an office, by a health professional or as a showroom. A full list of the potential uses is set out at the bottom of these details.

**Tenure:** This property is being let on a new three or six year lease, at an initial rent of £7,500 per annum with annual increases of 4%.

**Service charge:** An ingoing tenant will be asked to contribute towards a management charge, this set at 5% of the passing rent.

**Insurance:** The landlords will insure the premises and the tenant will be required to reimburse the annual insurance premium, this anticipated to be approximately £480 plus VAT.

**Ratable Value:** As we believe this property will have a rateable value below £12,000, no rates will be payable under the Small Business Rates Relief scheme if this is your only commercial property in England.

**Administration fee:** Ingoing tenants will be expected to contribute £350 plus VAT towards the preparation of a lease agreement.

## **Use Class E - Commercial, Business and Service**

Class E more broadly covers uses such as display or retail (other than hot food) / sale of food and drink / financial services / professional services / indoor sport, recreation or fitness / provision of medical or health services / offices / research and development of products or processes / industrial processes / meeting places for the principal use of the local community

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

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