

# TO LET 520 sq ft Office / Shop

## Southam Road, Banbury OX16 2ED



November 2021

**Ground Floor**  
**Prominent Main Road Frontage**

**Rent: £12,000 per annum**

**New 3 or 6 Year Lease**

**Office / Shop**

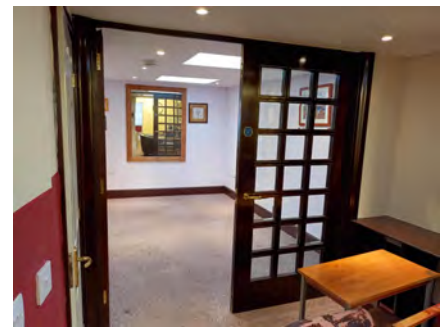
**with planning permission also for a micro-pub**

Viewing via sole agents: **BANKIER SLOAN**

**Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW**  
**Banbury 01295 688384, Moreton-in-Marsh 01608 652888, Mobile: 07831 338111**  
**email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)**

# TO LET Office / Shop

4 Southam Road, Banbury, Oxfordshire OX16 2ED



**November 2021**

**Accommodation:** We have been instructed to market this prominently located property close to the centre of Banbury. Available on a new 3 or 6 year lease, at an initial rent of £12,000 per annum, this accommodation would be ideal for a local or regional company seeking attractive accommodation. This property also has the added benefit of a prominent road frontage position and permission to operate if required as a micro-pub.

The three linked rooms measure 12ft 6" x 12ft 6" + 23ft x 8ft 9" + 13ft x 12ft 6".

**Insurance:** The landlords will insure the property but will seek reimbursement from the incoming tenant. For the financial year 2021 / 2022 this is anticipated to be £620 plus VAT.

**Administration Costs:** Incoming tenants will be required to contribute £400 plus VAT towards our clients costs.

**Outgoings:** The local rating authority is Cherwell District Council and incoming tenants will be responsible for payment of the non-domestic rates. However, as this office has a rateable value of £4,000, an incoming tenant will be eligible to claim Small Business Rates Relief providing it is their only commercial property. For advice on rates payable please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2021\\_2022.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf)

*Subject to Contract*

Viewing can be arranged by contacting:

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