

TO LET Showroom / Trade-Counter / Workshop
Unit 2, Mallorie House, Beaumont Road Industrial Estate OX16 1RH

1,985 sq ft



New Lease. £24,000 plus VAT per annum

September 2026

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

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Accommodation: We have been instructed by the freeholders to offer for let this excellent property, situated in a prime location on one of Banbury's premier industrial estates. The accommodation consists of a warehouse / workshop / showroom totalling 1,985 sq ft, including a ground floor reception and first floor office.

Tenure: These premises are being offered on a new six year lease, with a break-clause at the end of year three, subject to giving not less than four months written notice. The unit is to be let at an initial rent of £24,000 per annum, with a rent increase on the third anniversary of 12.5% (approximately 4% per year). We do not believe VAT will be payable.

Management Charge: An incoming tenant will be required to pay a service charge equivalent to 6% of the passing rent. The tenants will be responsible for maintaining the interior of the premises as at the commencement of the lease.

Insurance: The tenants will be responsible for re-imbursing the Landlord for the annual insurance premium, which for the financial year 2026 / 2027 is £515 plus VAT.

Administration fee: Prospective tenants will be asked to contribute £400 plus VAT towards the Landlord's costs in preparing the lease agreement.

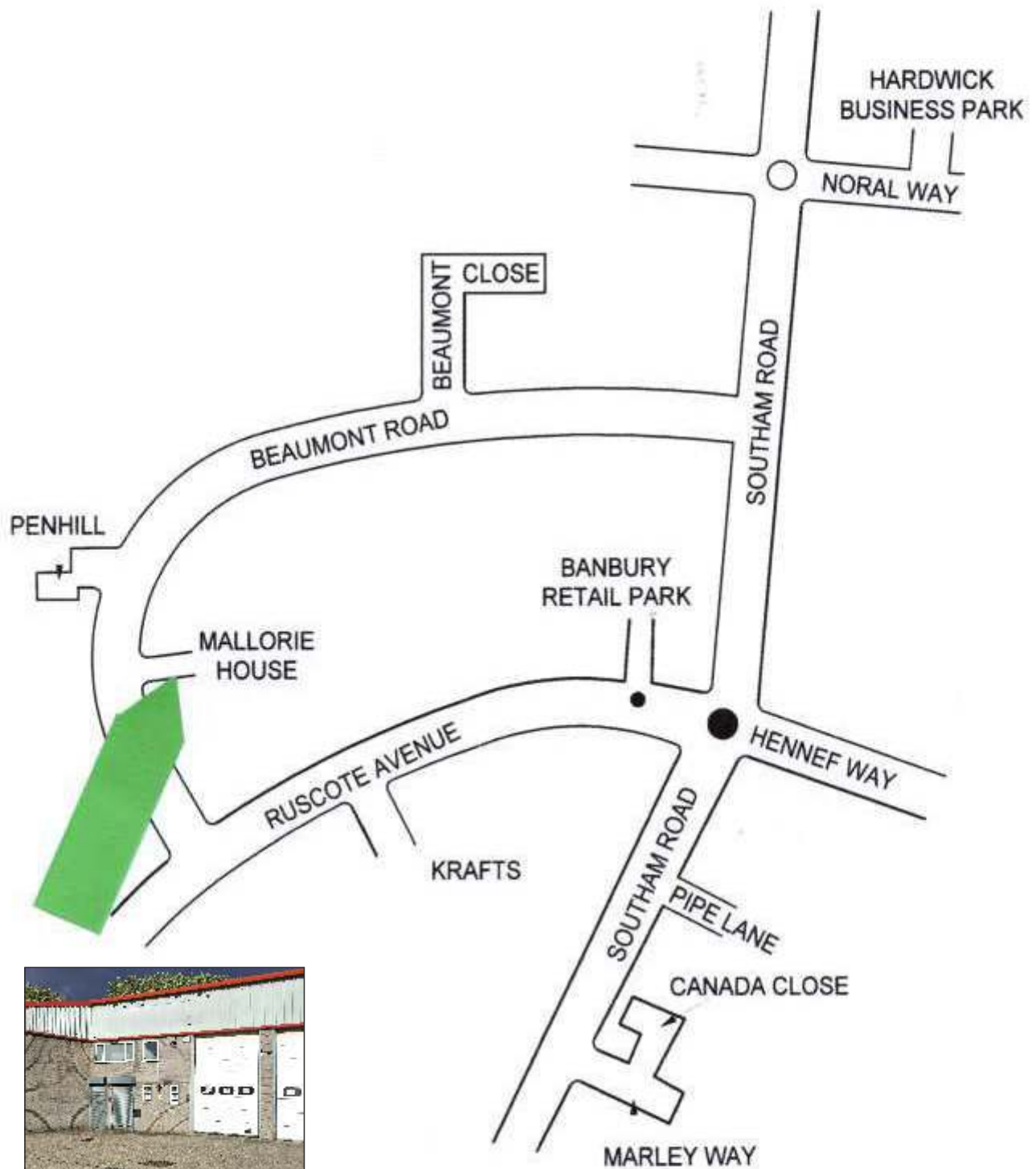
Rateable Value: This property has a rateable value of £13,250, with rates payable of £5,856.50. If this is an incoming tenant's only commercial property, they will be able to claim under the government's Small Business Rates Relief Scheme, and for the financial year 2026 / 2027 rates payable will be £2,440.23 .

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Viewings can be arranged via sole agents:

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BEAUMONT ROAD INDUSTRIAL ESTATE AND SOUTHAM ROAD



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