

TO LET: Newly Converted 1,275 sq ft Office
CHAPEL HALL, Chapel Square, Deddington, OX15 0SG
Beautiful bright office with large windows and high vaulted ceilings



Fibre Broadband with Cat 6 cabling.
Great local amenities within walking distance, including Post Office,
Pubs and Foodies Café.
£25,000 per annum. 10 Year Lease.
Available April 2025

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: Situated in this popular Oxfordshire town, 6 miles south of Banbury, this attractive, newly converted property offers well presented ground and first floor office accommodation. Chapel Hall is a beautiful, bright space, with large windows and high vaulted ceilings, located within this vibrant and prosperous market town.

Tenure: The unit measures 1,275 sq ft and is being offered on a new ten year lease, with a five year rent review, at an initial rent of £25,000 per annum. The incoming tenant will be responsible for the full internal and external repair of the premises, and for reinstating the property to full repair at the termination date.

Outgoings: The ground floor of this property has a rateable value of £9,300, with the first floor office having a separate assessment of £3,350. If both floors are taken together, and this is an occupiers only commercial premises, the incoming tenant would be eligible to claim Small Business Rates Relief, with rates payable of £1,367.70. If let on separate leases, the rateable value would fall below the threshold for business rates and the occupier would therefore have zero rates payable. Please see www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf

Insurance: In addition to the rent, an incoming tenant will be required to reimburse to the landlords the annual insurance premium, this to be £1,300 for the financial year 2025 / 2026.

Legal fees: The in-going tenants will be expected to contribute £475 plus VAT towards our clients costs in preparing a lease agreement, these to be paid as solicitors are instructed.

Subject to Contract

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