

TO LET: Office Accommodation Fosseway Business Park Moreton-in-Marsh GL56 9NQ

July 2024



438 sq ft. New Lease. £7,000 plus VAT per annum.

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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Accommodation: We have instructions to offer on a new lease this excellent office, situated adjacent to Moreton-in-Marsh railway station, close to the centre of this attractive and historic Cotswold town. The premises consist of two rooms measuring 270 sq ft and 168 sq ft, plus kitchen and toilet facilities.

Tenure: This property is being offered at a rent of £7,000 per annum plus VAT. Rent is paid quarterly in advance.

Outgoings: In addition to the rent all tenants contribute towards an annual service charge on the site, which is set at 6% of the passing rent. The landlords take responsibility for the maintenance of the structure of the building, as well as the road and parking areas. The tenants will be responsible for the payment of the non domestic rates. This property has a rateable value of £5,000 and as a result, if this is a tenants only commercial property, they will have zero rates to pay under the government's Small Business Rates Relief scheme.

Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf

Property Insurance: An ingoing tenant will be responsible for contributing towards the annual insurance premium. For the first twelve months the annual insurance will be £250.00 plus VAT.

Administration Fees: The ingoing tenants will be asked to contribute £450 plus VAT towards the preparation of the lease agreement.

Occupiers of the estate include: Topps Tiles, John Davies Gallery, Gary Wright Antiques, Forest Peoples Programme, Barn and Brook Ltd and The Studio Gym.

Please see https://www.centre-p.co.uk/Fosseway_Business_Park.pdf

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