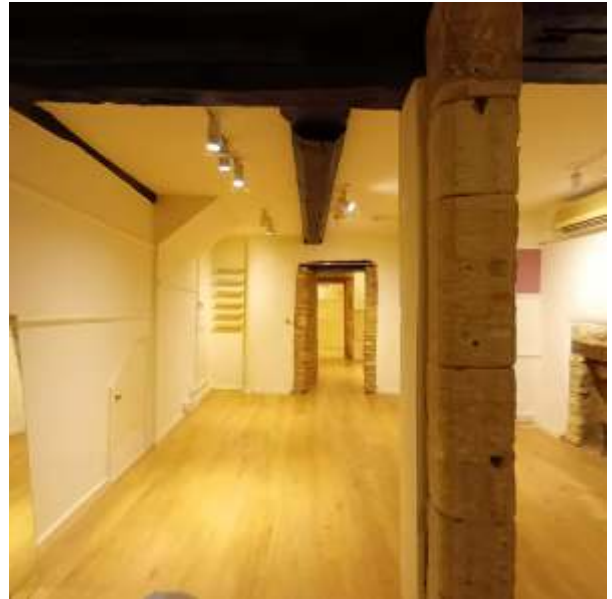


# TO LET: Ground Floor Shop / Office

## The Square, Stow-on-the-Wold GL54 1AF



**New 3 or 6 Year Lease**  
**£24,000 per annum plus VAT**

**BANKIER SLOAN**

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

Tel: Banbury 01295 688384 , 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)

# Retail / Office To Let

Howman House, The Square, Stow On The Wold, Gloucestershire GL54 1AB



**New Lease. £24,000 plus VAT per annum**

**Accommodation:** This attractive property is prominently located in the centre of the Market Square within this popular Cotswold town. These ground floor premises consist of a shop front measuring 13'5" x 17'2", which lead into a central area of 8' x 10'6 and a further area at the rear of the shop which measures 7'7" x 8'4". This accommodation would be an ideal opportunity for a variety of retailers / businesses looking for a unique space in which to run their business.

**Tenure:** These premises are being offered on a new three or six year lease (with a rent review after three years) at an initial rent of £24,000 (twenty four thousand pounds) per annum plus VAT. Rent is to be paid quarterly in advance.

**Outgoings:** In addition to the rent the tenant is responsible for contributing towards an annual service charge, which is set at 6% of the passing rent. The landlords will take responsibility for the maintenance of the structure of the building.

The tenants will be responsible for the payment of the non-domestic rates. This property has a rateable value of £13,000 with rates payable being £6,487. If this is a tenants only commercial premises in England they will be able to claim Small Business Rates Relief, reducing this figure to £2,162.31. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2023\\_2024\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024_.pdf)

**Property Insurance:** An ingoing tenant will be responsible for contributing towards the annual insurance premium. For the financial year 2025 / 2026 the annual insurance will be approximately £960.00 plus VAT.

**Administration Fee:** The ingoing tenants will be asked to contribute £450 plus VAT towards our client's costs in preparing a lease agreement.

*Subject to Contract*

## BANKIER SLOAN

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

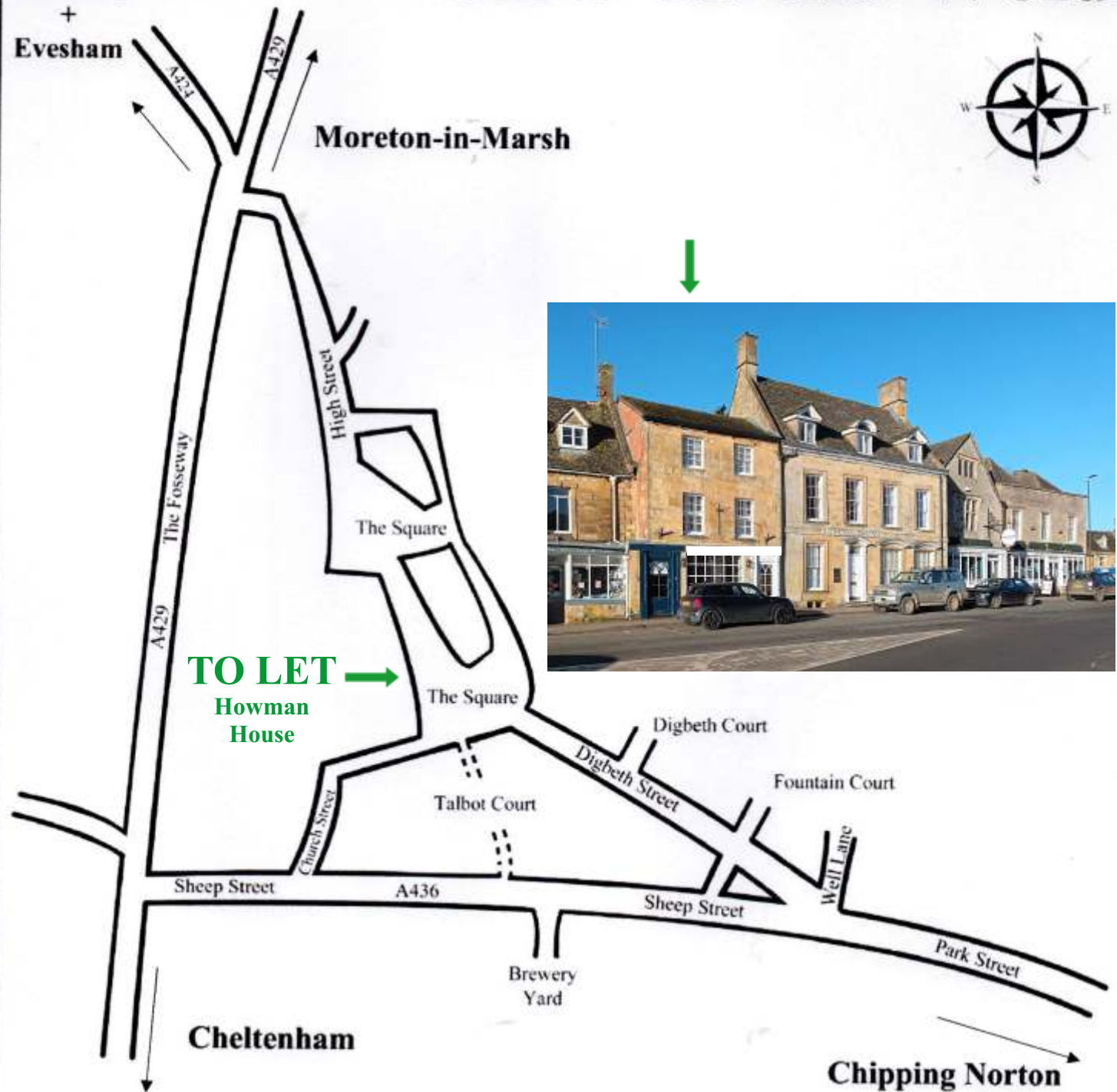
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# Stow-on-the-Wold

Broadway  
+  
Evesham

Moreton-in-Marsh



**TO LET**  
Howman  
House



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