

TO LET: Ground Floor Shop / Office

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

September 2023



Available due to the current tenant's relocation

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, 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 normal business 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. In either case, 75% Retail Relief is also available and this will reduce the Rates Payable to £1,622, or if SBRR can be claimed, the rates payable for this financial year will be £540.57. More information on SBRR can be found at 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 2023 / 2024 the annual insurance will be approximately £960.00 plus VAT.

Legal Fees: The ingoing tenants will be asked to contribute £950 plus VAT towards the preparation of the lease agreement, this to be paid as solicitors are instructed or via a legal undertaking.

Subject to Contract

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Stow-on-the-Wold

Broadway
+
Evesham

Moreton-in-Marsh



TO LET



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