

TO LET Open Storage Yards Aynho, Nr Banbury, OX17 3BP



Photographs above of Yard 9



Photographs above of Yard 18

2,000 sq ft | 3,300 sq ft | 15,000 sq ft Fenced Yards
New 3 Year Leases. £6,000 | £8,000 | £20,000 per annum

Subject to Contract

April 2024

Viewing via agents: **BANKIER SLOAN**
Sugarswell Business Park, Shenington, Banbury, Oxfordshire, OX15 6HW
Tel: Banbury 01295 688384, Mobile: 07831 338111
reception@centre-p.co.uk, www.centre-p.co.uk

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Photographs above of Yard 12

AVAILABILITY

Yard 9 (2,000 sq ft) 01.04.2024 | **Yard 12 (3,300 sq ft) 30.06.2024** | **Yard 18 (15,000 sq ft) 30.06.2024**

Accommodation: We have instructions from the freeholders of this well-established business location to offer for rent three yards, one 2,000 sq ft, one 3,300 sq ft, and one 15,000 sq ft. We are seeking a rent of £6,000, £8,000, and £20,000 per annum respectively. The site lies adjacent to the railway and is accessed by driving in front of the Great Western Arms (between Aynho and Clifton).

Access: Our clients own the freehold of the access road from the public highway, passing the pub and the tarmac drive running parallel with the railway.

Rates: No rates will be payable under the governments Small Business Rates Relief scheme if this is an ingoing tenants only commercial property in England.

Please see [https://www.centre-p.co.uk/Small Business Rates Relief 2024 2025 .pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)

Insurance: In-going tenants will be asked to contribute £150 towards the annual insurance premium, which will include public liability insurance which our clients have for the communal areas of the site.

Service Charge: Our clients take responsibility for the maintenance of the road leading from the public highway to this site, and ask all tenants to contribute an additional 5% of their annual rent towards maintenance costs.

Administration Fees: Our clients have a standard lease for all premises and will usually produce their own documentation, seeking a contribution of £350 plus VAT towards their administration costs.

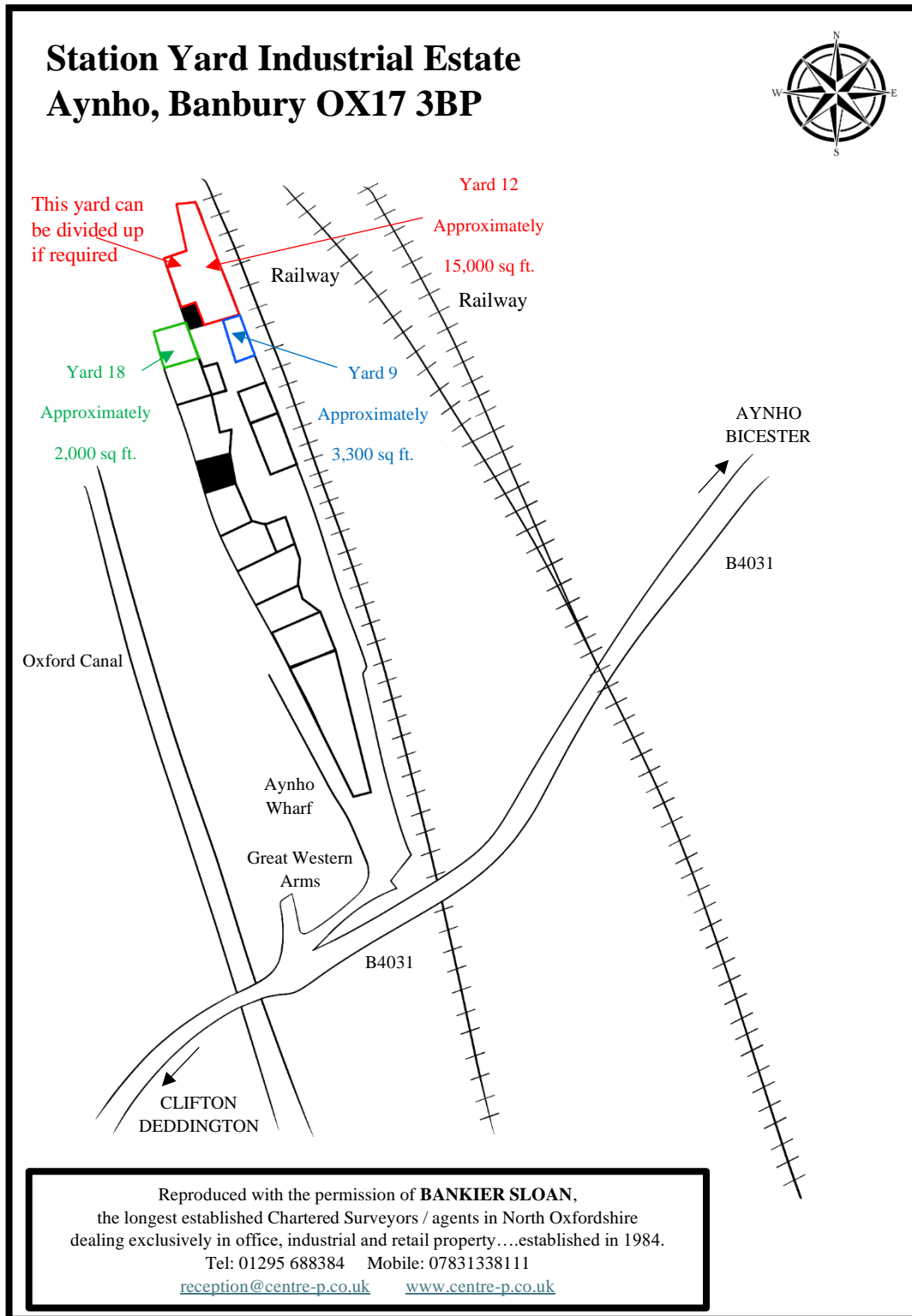
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