

# TO LET: Potential Café and Tourist Centre Mount Farm Park, Ratley, OX15 6DW

**Ground Floor Only  
Adjacent to Substantial Existing Caravan Park**



**New Lease  
£20,000 per annum**

**December 2020**

*Subject to Contract*

Viewing via: **BANKIER SLOAN**

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

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**GROUND FLOOR ONLY**

## **Accommodation**

We have instructions to market the ground floor of this unique property, situated on the outskirts of Ratley, a village located between Stratford-upon-Avon and Banbury. The premises, that are nearing completion, sit within an existing all year round, caravan, motorhome and camping park and has planning permission to be used as a potential café and tourist centre.

## **Tenure**

This property is available on a new lease, at an initial rent of £20,000 per annum plus VAT.

## **Management Fee**

An in-going tenant will be responsible for payment of a management fee set at 5% of the passing rent.

**Insurance:** The landlord will insure the premises and seek from the ingoing tenants the annual insurance premium.

## **Administration Fees**

An in-going tenant will also be ask for a contribution towards administration costs in the preparation of a lease agreement, this to be approximately £350 plus VAT.

## **Rateable Value**

This property is yet to be rated but.if this is the occupiers *only* commercial premises no rates will be payable for the financial year 2021 / 2022 under the government's Small Business Rates Relief scheme. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2020\\_2021\\_t.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf)

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*Viewing can be arranged via sole agents:*

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