

TO LET: Ground Floor Lock-up Unit 8A Hill View Crescent, Banbury OX16 1DN



New Lease. Rent: £7,800 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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TO LET: Retail / Potential Office

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New Lease. Rent: £7,800 per annum

Accommodation: We are delighted to have received instructions to market this ground floor lock-up retail unit, formally operated as a ladies hairdressing salon (for the last 25+ years) The premises, which have a depth of approximately 30 ft and are approximately 20 ft wide, still benefit from equipment used in the salon but would be ideal of a variety of retailers.

The premises are in good condition and could easily be adapted to meet the requirements of a future occupier.

Tenure: These premises are being offered on a new lease at a rent of £7,800 per annum.

Insurance: The landlords will insure the premises but the ingoing tenants will be required to reimburse the landlords the annual insurance premium.

Administration Fees: An ingoing tenant will be expected to contribute £400 plus VAT as solicitors are instructed.

Rates: The responsibility for the payment of rates will be with the ingoing tenants. This property has a rateable value of £6,200 and therefore if this is an ingoing tenant's only commercial property in England, no rates will be payable under the government's Small Business Rates Relief scheme.

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