

# 2,400 sq ft Rural Warehouse

## Fox Farm, Todenham, Moreton-in-Marsh GL56 9NY

December 2024



**New Lease. £12,000 per annum**

**Accommodation:** We have received instructions to market this rural warehouse situated just outside the village of Todenham, within 3 miles of both Moreton-in-Marsh and Shipston-on-Stour. Providing good quality storage facilities for a variety of businesses, this unit also has a small area of outside parking.

**Tenure:** This accommodation is being offered on a new three year lease, at an initial rent of £12,000 per annum.

**Outgoings:** An in-going tenant will be expected to re-imburse our client's annual property insurance premium, which for the financial year 2024 / 2025 is anticipated to be approximately £400. Should the occupiers use increase the premium, this will be passed on to the tenant. The landlords of this property will also seek an annual service charge, set at 5% of the passing rent.

**Administration Fees:** We would seek a contribution of £375 plus VAT towards the landlord's costs in preparing a lease agreement.

**Rateable Value:** An incoming tenant will be responsible for payment of the non-domestic rates. As this property has a rateable value below £12,000 no rates will be payable if this is an occupiers only commercial premises in England. Please see [www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2024\\_2025\\_.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)



*Subject to Contract*

To arrange a viewing please contact sole agents: **BANKIER SLOAN**

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