

TO LET: WORKSHOP/RETAIL/OFFICE
Croft Lane, Adderbury, OX17 3ND



New Lease. Rent: £12,000 per annum

Viewing via agents: **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

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January 2021



Accommodation: We have instructions to offer on a new lease these totally refurbished premises in the centre of Adderbury, approximately three miles south of Banbury. The property, which until recently has been used as a workshop producing optical lenses, would be ideal for a variety of other potential commercial uses, including offices or retail.

The premises consist of a front office measuring 18' x 13' 9", leading to rear areas of 15' x 13' 9" and 12' x 12'. In addition there is a kitchenette and a modern washroom. On the first floor there is an office measuring 12' 6" x 11' 9" and an excellent storage area of 20' x 6'.

Tenure: These premises are available on a new lease, at a rent of £12,000 per annum. Rent is to be paid quarterly in advance.

Administration Fee: An ingoing tenant will be expected to contribute £400 plus VAT towards the preparation of a lease agreement.

Rates: These premises have a ratable value of £4,200 and therefore if this is an ingoing tenant's only commercial premises, no, rates will be payable for the financial year 2020 / 2021 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

Viewing: Prospective purchasers are asked to contact Bankier Sloan to arrange a viewing.

Subject to Contract

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UPDATED PHOTOGRAPHS - 4th January 2021

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