

**TO LET: 5,000 sq ft Warehouse /  
Workshop with M.O.T consent  
plus substantial external yard**



**Clifton Road, Deddington OX15 0TP  
New Lease  
£32,000 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**

**email:reception@centre-p.co.uk, www.centre-p.co.uk**

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## New Lease. £32,000 per annum

**Accommodation:** We are delighted to have received instructions to market this unique property, which has been granted planning consent for an M.O.T Station <http://npa.cherwell.gov.uk/AnitePublicDocs/07800614.pdf> on the outskirts of Deddington. Prominently located approximately half a mile from the centre of Deddington this unit has been used in recent years for storage purposes. A Certificate of Lawful Use Existing was granted for the use of the building for storage purposes (14/01210/CLUE refers).

The premises require internal work to be carried out and our clients are prepared to consider all proposals providing a lease is entered into by a potential occupier.

**Tenure:** These premises are being offered on a new lease at a rent of £32,000 per annum.

**Insurance:** The landlords will insure the premises but the ingoing tenants will be required to reimburse the landlords the annual insurance premium which is expected to be in the region of £1,200 per annum.

**Legal Fees:** An ingoing tenant will be expected to contribute £1,000 plus VAT as solicitors are instructed.

**Rates:** The responsibility for the payment of rates will be with the ingoing tenants.

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