

# TO LET Open Storage Yards Aynho, Nr Banbury, OX17 3BP



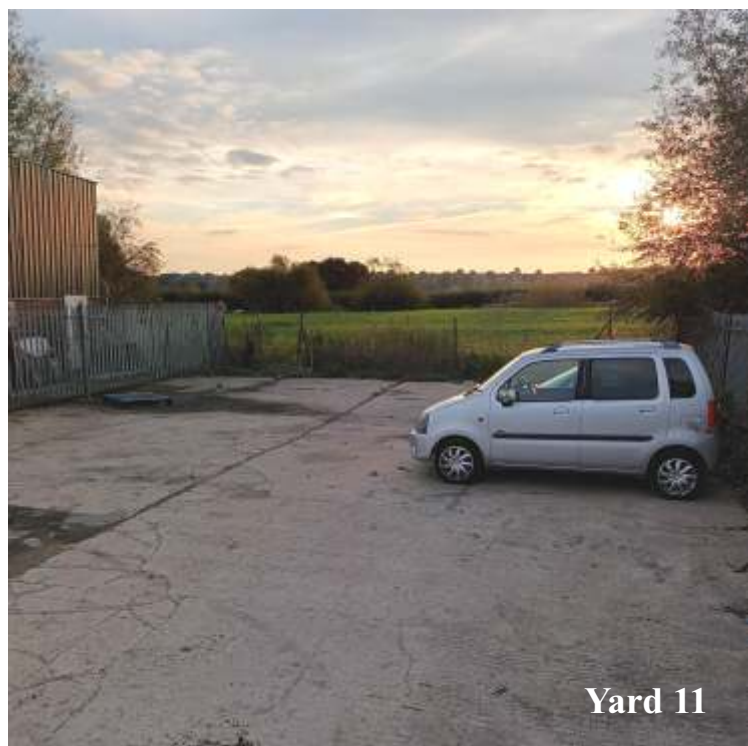
**BANKIER SLOAN**

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

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**Accommodation:** We have instructions from the freeholders of this well-established business location to offer for rent three separate yards, two of which are available at a rent of £160 per week, and for Yard 11 we are seeking £90 per week.

**Access:** The site lies adjacent to the railway and is accessed by driving in front of the Great Western Arms (between Aynho and Clifton). Our clients own the freehold of the access road from the public highway, passing the pub and the tarmac drive which runs alongside the railway.

**Rates:** No rates will be payable under the government's Small Business Rates Relief scheme if this is an incoming tenants only commercial property 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)

**Insurance:** In-going tenants will be asked to contribute £150 toward the annual insurance premium, which will include public liability insurance which our clients have for the communal areas of the site.

**Service Charge:** Our clients take responsibility for the maintenance of the road leading from the public highway to this site, and ask all tenants to contribute an additional 5% of their annual rent towards maintenance costs.

**Administration Fees:** Our clients have a standard lease for all premises and will usually produce their own documentation, seeking a contribution of £350 plus VAT towards their administration costs.

*Subject to Contract*

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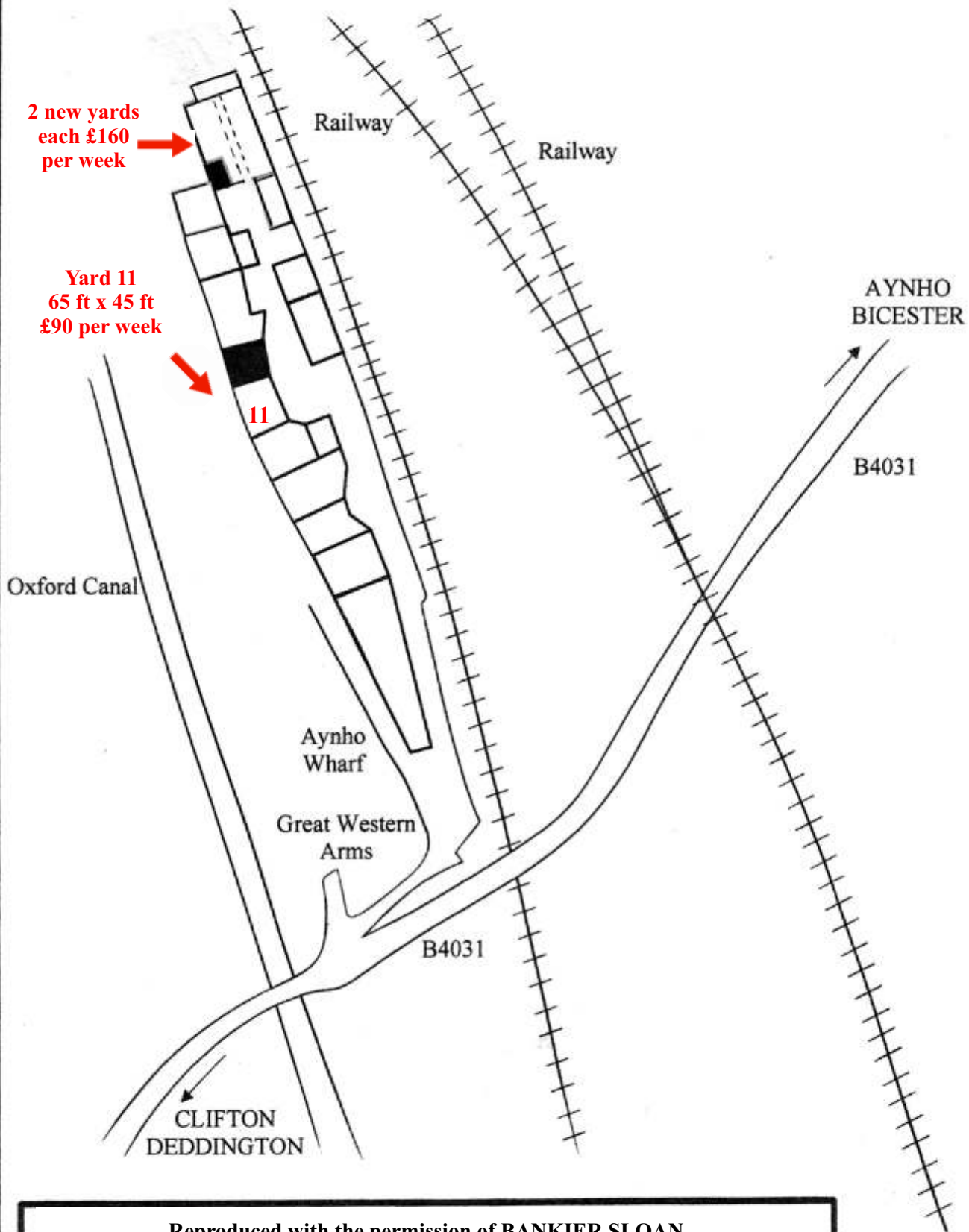
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# Station Yard Industrial Estate Aynho, Banbury OX17 3BP



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