

TO LET: Two Workshop Units Lower Tysoe, CV35 0BU



**Newly Constructed
B1, B2 & B8 Planning Permission
2,090 sq ft and 3,150 sq ft**

Summer 2022

Subject to Contract

Viewing via: **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

TO LET: Workshop Units

Orchard Farm Nursery, Lower Tysoe, CV35 0BU

B1, B2 & B8 Planning Permission



Accommodation: We have received instructions to market these newly constructed warehouses / workshops located in Lower Tysoe, between Banbury and Stratford. With good access and parking, these two units measure 2,090 sq ft and 3,150 sq ft. In both cases we are seeking rents of approximately £7.50 per square foot, plus VAT, per annum.

Tenure: The units are available on a new six year lease, with three year rent reviews, at initial rents of £15,700 plus VAT per annum and £23,600 plus VAT per annum.

Management Fee: An in-going tenant will be responsible for payment of a management fee set at 5% of the passing rent.

Administration Fees : An in-going tenant will also be ask for a contribution towards administration costs in the preparation of a lease agreement, this to be approximately £350 plus VAT.

Rateable Value: The ingoing tenants will be responsible for the payment of the non domestic business rates. This property has yet to be rated, but we believe these units will have a rateable value below £15,000 (we estimate approximately £12,500 and £9,000). If either are the occupiers *only* commercial premises, you will be able to claim under the government's Small Business Rates Relief scheme.
https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf



Subject to Contract

Viewing via: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

reception@centre-p.co.uk, www.centre-p.co.uk