

# TO LET: 2,360 sq ft Warehouse Nr Deddington OX15 0PL



**New Lease. £16,000 per annum**

**Accommodation:** We have been instructed to market this excellent storage unit located close to the village of Deddington. The ingoing tenant has the benefit of our client living within 50 metres of the unit, and this offers additional security.

**Tenure:** The unit measures 2,360 sq ft and is available on a new lease at a rent of £16,000 per annum. Rent is to be paid monthly in advance.

**Management Fee:** The freeholders will also seek a service charge, equivalent to 5% of the passing rent, as they will continue to maintain the structure of the building.

**Insurance:** The freeholders will insure the premises only and the ingoing tenant will be asked to reimburse the annual insurance premium, which for the financial year 2025 / 2026 is anticipated to be approximately £650 plus VAT. The ingoing tenant will be responsible for insuring their own contents, along with public liability.

**Rateable Value:** This unit will be within the threshold for claiming Small Business Rates Relief, and therefore if this is an ingoing tenant's only commercial premises in England, no rates will be payable under the government's Small Business Rates Relief scheme. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2023\\_2024\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024_.pdf)

**Administration Fee:** The ingoing tenant will be asked to contribute £300 + VAT towards the freeholder's costs in preparing a lease agreement.

*Subject to Contract*

Viewing via: **BANKIER SLOAN**

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