

# TO LET: 2,500 sq ft Workshop Gateridge Farm, Croughton, Brackley, NN13 5GR



**New Lease**  
**Rent: £16,000 plus VAT per annum**

**MAY 2023**

## **BANKIER SLOAN**

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

**Tel: Banbury 01295 688384, Mobile: 07831 338111**

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**Accommodation:** We have instructions to market this 2,500 sq ft workshop, with additional mezzanine, situated approximately one mile from Croughton village centre. Our clients live adjacent to the premises making them an ideal location for a business seeking long or short term secure storage.

**Tenure:** This unit is available on a new lease at a rent of £16,000 plus VAT per annum.

**Management Charge:** Our clients will seek from the tenant a service charge, this set at 5% of the passing rent.

**Insurance:** The landlords will insure the property and the ingoing tenants will be responsible for reimbursing to the landlords the insurance premium. For the financial year 2023 / 2024 this is expected to be approximately £600.

**Administration Fee:** Ingoing tenants will be expected to contribute £350 plus VAT towards the preparation of this agreement.

**Rateable Value:** If this is an occupiers only commercial property no rates will be payable under the government's Small Business Rates Relief Scheme. For further details please see [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2020\\_2021.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021.pdf)

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