

# TO LET: 1,200 sq ft Rural Workshop Wigginton, Nr. Banbury

January 2021



Autumn 2019



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**New 3 year lease. £120 per week**

Viewing via: **BANKIER SLOAN**

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

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# TO LET: 1,200 sq ft Rural Workshop

January 2021



**Meadows Works, Lodge Farm, Tadmarton Heath Road  
Hook Norton, Banbury, Oxfordshire OX15 5DQ**

**Accommodation:**

We have been instructed by the owner of this workshop, one of five units at this location, midway between Milcombe and Great Rollright, close to the Gate Hangs High, to seek a rent of £120 per week. Rent is to be paid quarterly in advance and we are initially offering a three year lease.

**Management charge:**

The ingoing tenant is also responsible for the payment of a management charge set at 5% of the passing rent.

**Insurance:**

The ingoing tenants will be expected to re-imburse our clients the annual property insurance of £445 (2021 / 2022).

**Administration Fees:**

The ingoing tenants will be expected to contribute £320 plus VAT towards the landlord's costs in preparing any lease agreement, these to be paid prior to the documentation being prepared.

**Rateable Value:**

The property has a Rateable Value of £4,350 and as a result, if this is a tenants only commercial property, no rates will be payable under the government's Small Business Rates Relief scheme. For more information please <http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

*Subject to Contract*

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