

TO LET: 1,200 sq ft Rural Workshop
Meadows Works, Lodge Farm, Tadmarton Heath Road
Hook Norton, Banbury, Oxfordshire OX15 5DQ



New 3 year lease. £8,000 per annum.

Viewing via agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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Accommodation: We have been instructed by the owner of this workshop, midway between Milcombe and Great Rollright, to seek a rent of £8,000 per annum. Rent is to be paid quarterly in advance and we are initially offering a three year lease.

Management Charge: In addition to the rent an incoming tenant will be asked to contribute towards an annual service charge, set at 5% of the passing rent.

Insurance: The incoming tenant will be expected to re-imburse our clients the annual property insurance premium.

Administration Fee: We would seek a contribution of £250 plus VAT towards the landlord's costs in preparing a lease agreement, these to be paid prior to the documentation being prepared.

Rateable Value: These premises have a rateable below £12,000 and therefore, if this is an occupiers only commercial property, no rates will be payable for the financial year 2025 / 2026 under the government's Small Business Rates Relief Scheme.

Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2025_2026.pdf

Subject to Contract

April 2025

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