

# 8 High Street Banbury



8 High Street Banbury OX16 5DZ

**Prime High Street Unit To Let**

Contact:  
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## Location

Banbury is a growing commercial centre in North Oxfordshire with excellent road and rail links to London, Birmingham and the north.

The High Street is a busy, pedestrianised central retail location with a diverse range of individual and multiple retailers including Shoezone, The Works, Café Nero and Savers plus several major Banks.

The property is situated on the south side adjacent to Santander. Other retailers in close proximity include:

Scrivens Opticians, British Heart Foundation, White Stuff, Scope, Baguette 81 and Michael Jones Jewellers plus several individual food outlets.

## Rent

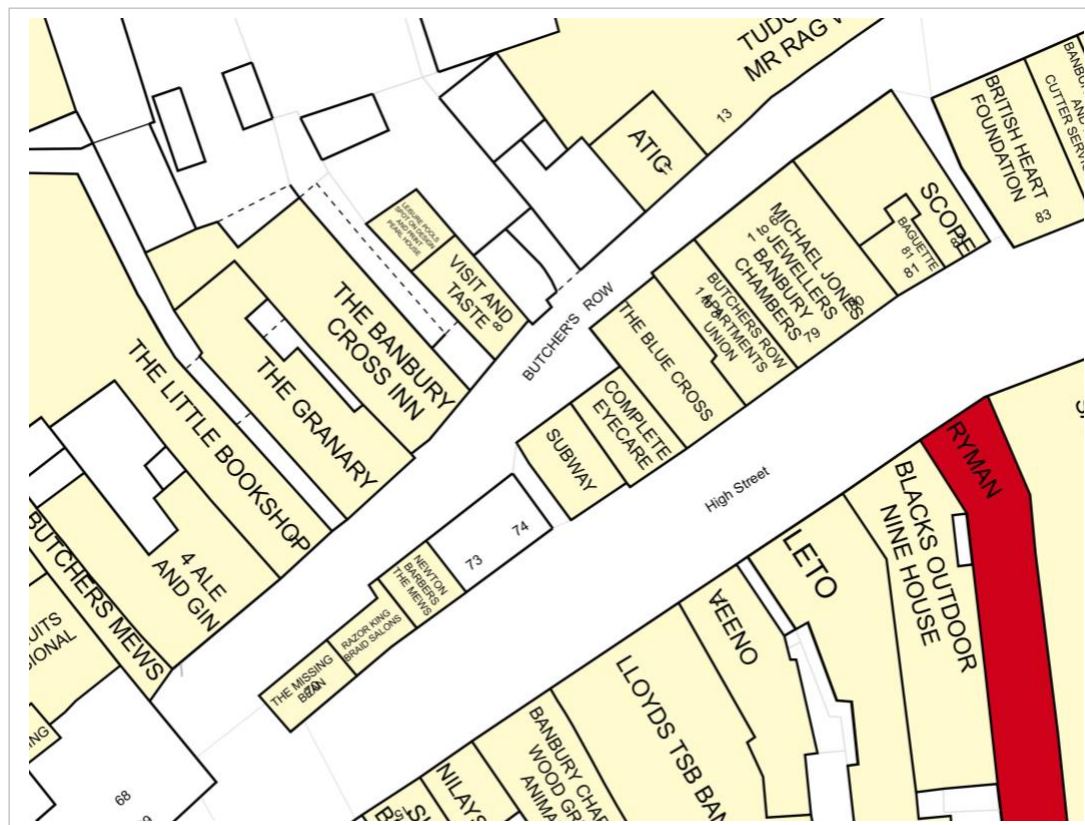
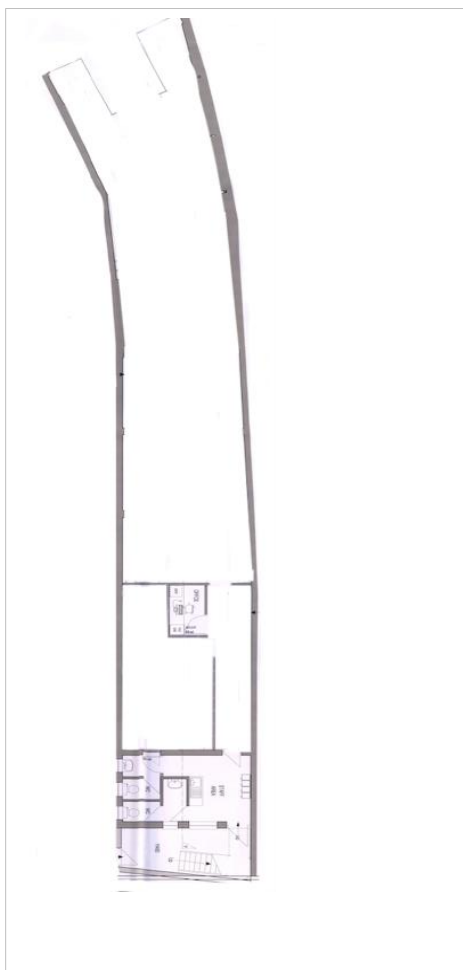
Offers in the region of **£20,000** per annum exclusive

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## Description

The property is arranged over ground floor and provides staff area, store/office, WC and kitchenette to the rear. It also benefits from a rear service yard.

## Accommodation

The property affords the following approximate floor areas:

Ground Floor Sales:	1,864 sq ft	173.17 sqm
Anc	95 sq ft	8.80 sqm

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Tenure

The property is offered on the basis of a new effective full repairing and insuring lease for a term to be agreed by negotiation.

## Rating

Rateable Value (2017 list)	£24,250
UBR (2022/2023)	.499p
Notional Rates Payable	£12,100

Interested parties should make their own enquiries of Cherwell District Council 01295 227000

## Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

## EPC

An Energy Performance Certificate for the premises will be made available on request

## Viewing

**Viewing is strictly by appointment** via joint agents JRBT Commercial Property Ltd

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**SUBJECT TO CONTRACT**

**FEBRUARY 2022**

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