

RETAIL / LEISURE PREMISES AVAILABLE Bolton Road, Banbury, OX16 8UL



LOCATION

The premises are located on the western side of the town centre on Castle Street, which is approached via A361 Southam Road and occupies a prominent corner position. The railway station is located approximately half a mile to the East. Castle Quay Shopping Centre is located in close proximity with occupiers including Marks & Spencers, Sports Direct, New Look and Superdrug.

ACCOMMODATION

The available premises are designed primarily over ground floor level, comprising the following approximate gross internal area:-

Ground Floor GIA:	2,123 sq m	(22,851 sq ft)
First Floor GIA:	162 sq m	(1,750 sq ft)

The property benefits from 37 customer car-parking spaces. There is a further area of approximately 2,000 sqft that is sub-let

TENURE

The premises are available by way of an assignment of the existing full repairing and insuring lease expiring 25th November 2023 at a passing rental of £280,000 per annum exclusive subject to final rent review in 2018. The income generated from the sub-let offices is £64,790 per annum exclusive. Therefore the net rent for the available accommodation is £215,210 (£9.40 psf) Please contact the SMART4 offices for further information regarding the office tenancies.

RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value: £44,000	UBR (2017/18): 47.9p	Rates Payable: £21,868
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VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact the SMART4 office.



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