

**RAPLEYS**

## TO LET Modern Showroom with Offices

Swan Close,  
Banbury, Oxon OX16 5AQ



### CONTACT

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Substantial showroom with offices and parking

Central roadside position opposite **Morrisons**

717 sq m (7,703 sq ft)

Incentives Available – Subject to Contract

rapleys.com  
**0370 777 6292**

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### Location

The property is situated in Banbury, North Oxfordshire. Banbury is located at Junction 11 of the London to Birmingham M40 motorway with mainline rail links (Chiltern Line) to Birmingham and London as well as to the South Coast (A34/Poole railway line).

Banbury has an expanding current population of 44,000 and the region has been identified as a growth area within the Local Plan. The Local Plan is supporting future planned growth with significant residential and commercial development being undertaken currently and planned up until 2031.

The property – well known as the Ex Nissan Antelope Garage - is located in Central Banbury in a prominent position on the corner of Swan Close and Upper Windsor Street linking the Town Centre to Oxford Road directly opposite Banbury's **Morrisons Super Store**.

### Description

The premises comprise a substantial showroom with offices, WC facilities and parking. The main showroom comprises 412 sq m (4,433 sq ft) with a height to the main area of 3.5m and comprises quality finishes including full height glazed complete opening sliding aluminium casement windows, concrete tiled floors, plaster painted walls and suspended ceilings incorporating spot and feature lighting.

The showroom is partly heated by a wall mounted gas fired blower heater. WC facilities are also provided in this area for staff and customers. First floor administrative offices comprise some 130 sq m (1,394 sq ft) with suspended floors and carpeting, painted walls and suspended ceilings with attached fluorescent tubes. Windows are aluminium single glazed casement units. The remainder of the accommodation provides storage.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Ground Floor</b>		
Showroom Entrance	22	236
Main Showroom	412	4,433
<b>First Floor</b>		
Offices	130	1,394
Mezzanine Store	140	1,503
Office	13	137
<b>Total</b>	<b>717</b>	<b>7,703</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Services

We understand that all mains services are connected to the premises including water, drainage, electricity and gas. None of the above services have been tested by the agents. Further details are available from the joint agents.

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### Terms

#### Rent

The premises are offered at a rental of £60,000 per annum exclusive on a new lease for a term of 5 years. Incentives to part fund the tenants fit out costs are available subject to lease terms and the prospective tenant's financial status.

#### Service Charge & Building Insurance

A service charge and building insurance is payable in addition – further details are available from the joint agents.

#### Rating

The rateable value has not been individually assessed. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

#### Energy Performance

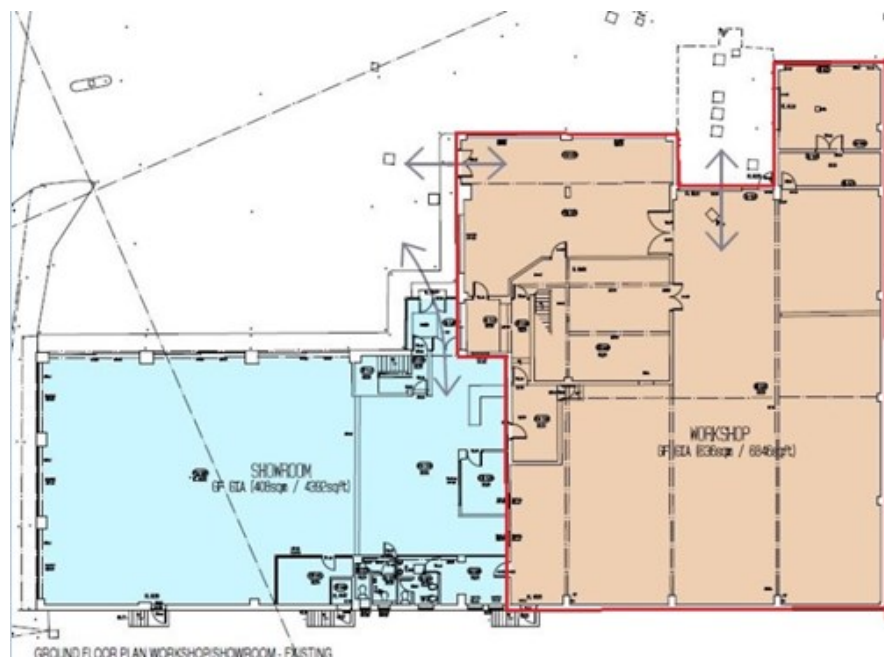
Energy Performance Asset Rating: D

#### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

#### Viewing

Viewing is strictly by appointment only with the joint agents.



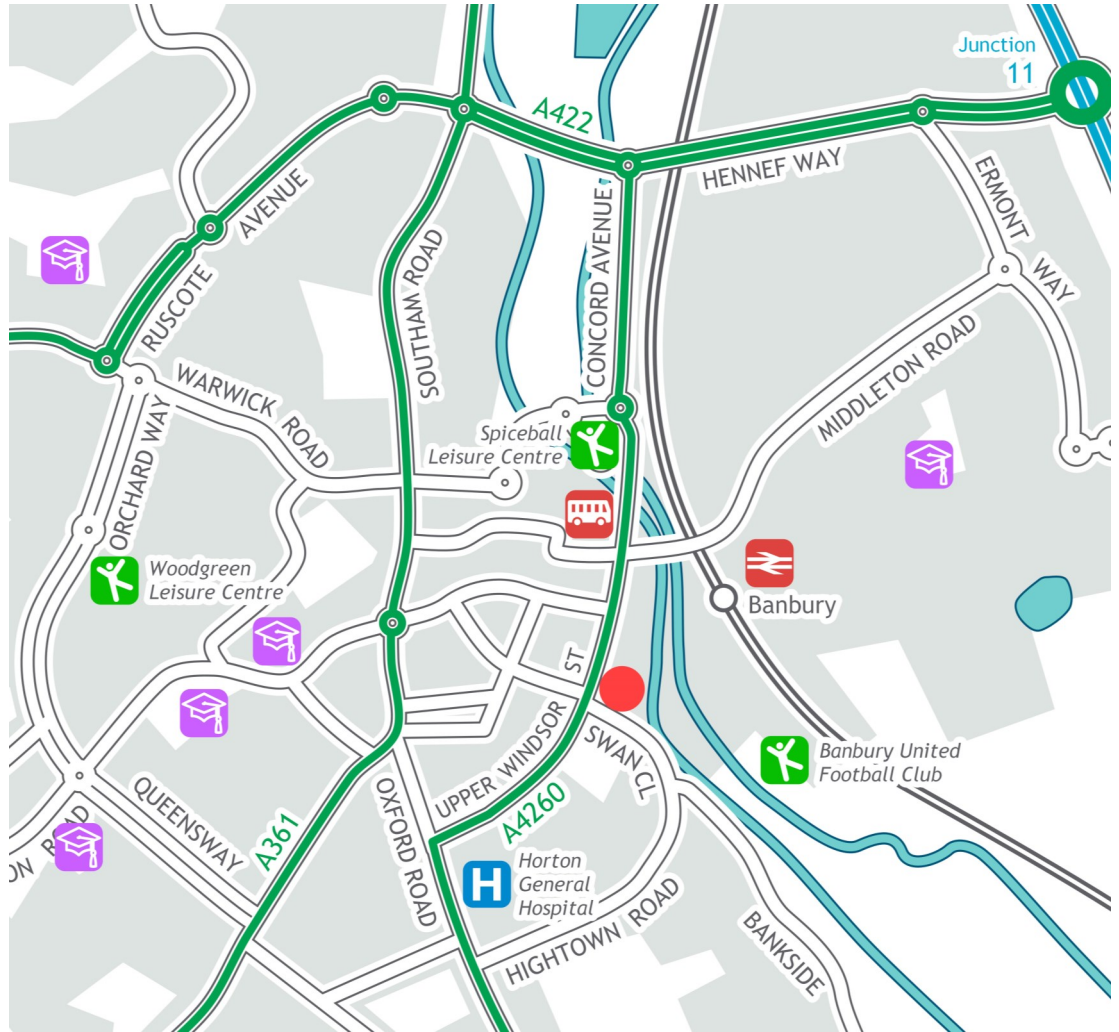
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