

To Let

Retail Unit

20 – 23 Bridge Street
Banbury, OX16 5PN

Key information

- Prominent retail unit on Bridge Street
- Popular market town
- Rear servicing
- Flexible terms available



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Location

Banbury is a market town in Oxfordshire, approximately 69 miles North West of London and 29 miles South East of Birmingham.

The property occupies a prominent position just off Bridge Street with the bus drop off points in close proximity.

Description

The subject property comprises a two storey retail unit currently trading from the ground floor and using the first floor for storage. The ground floor benefits from a ceiling height of 4.5m and the first floor 3.7m.

The property benefits from rear servicing and a lift to carry goods to the first floor. There is a public pay car park at the rear of the property.

Energy Performance Rating

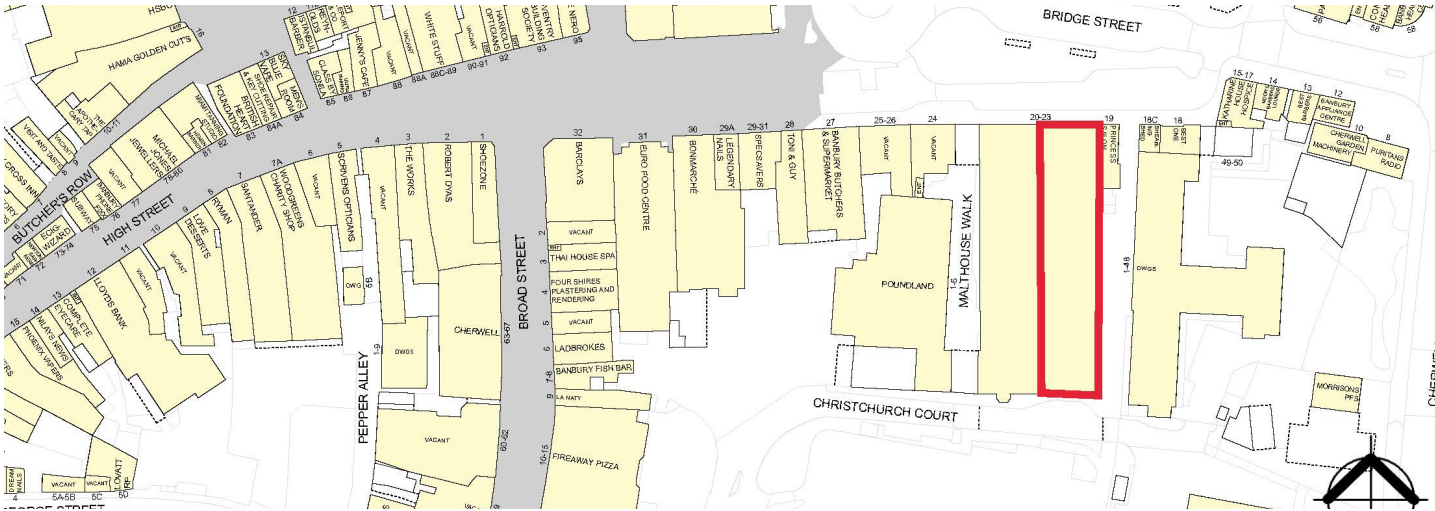
Energy Performance Asset Rating – TBC

Accommodation

The property comprises the following approximate floor areas:

	Sq ft	Sq m
Ground floor	12,739	1,183.5
First floor	9,863	916.3
Total	22,602	2,099.8

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.



Tenure

The property is available by way a of a new full repairing lease direct from the Landlord.

Rent

Offers of £70,000 per annum exclusive are invited

Service charge

A service charge is applied to this property for the maintenance and management of common parts. Average annual contribution circa £25,000 per annum.

Rateable Value

We are advised that the Rateable Value of the property from the 1 April 2026 is £142,000.

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 at www.gov.uk/calculate-your-business-rates.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment via the joint agents.





For further details contact:

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Partner

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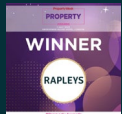
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