BANBURY, OX17 1AW
WARWICK ROAD
NEW SHOP UNIT TO LET

LOCATION
The premises will adjoin a new Sainsbury’s Local convenience store located on the north western quadrant of the roundabout at the junction of Warwick Road B4100 and Dukes Meadow Way at the entrance to the new Miller Homes development and close to further new developments by Persimmon and Davidson Homes which in total will bring some 800 additional new homes to the immediate area in addition to the existing catchment of circa 3,800 people. A location plan is shown

ACCOMMODATION
The property is to be arranged on ground floor only and will have the following approximate net internal areas and dimensions plus the shared use of 36 parking spaces. A layout plan shown

- Frontage: 8.5 m (27 ft 6 in)
- Internal Width (max): 8.5 m (27 ft 6 in)
- Built Depth (max): 13.2 m (42 ft 3 in)
- Ground Floor: 1,216 sq ft (113 sq m)

LEASE
The property is offered by way of a new sublease for a maximum term of 15 years with five yearly RPI indexed rent reviews. A shorter term will be considered

RENT
£25,000 per annum exclusive.

TIMING
The property is currently under construction and is expected to be available for handover in September 2020

RATES
The premises will be assessed for rates following completion of the works

LEGAL COSTS
Each party is to be responsible for their own legal costs

EPC
An EPC will be available once the unit has been constructed

VIEWING
For further information or arrangement to inspect, please contact the sole agents:

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