



To Let

Unit 1b, Banbury Cross Retail Park,
Lockheed Close, Banbury, OX16 1LX

avisonyoung.co.uk

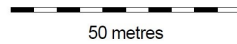


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Banbury - Banbury Cross Retail Park



Experian Goad Plan Created: 02/09/2021
Created By: Avison Young

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Highlights



Size

14,999 sq ft



Planning Consent

E(α)



Prominent location

**Adjacent to 24
hour Tesco
Extra**



Parking

Circa 500



client

Argos

Location

Banbury Cross Retail Park is located 2 miles east of Banbury town centre, fronting Ruscote Avenue (A422), at the roundabout junction with Southam Road (A361), leading to Junction 11 of the M40. Nearby occupiers include **Boots, Poundland, Currys/PC World, Food Warehouse, Tapi Carpets** and the like. There is also a **Tesco Extra Store** with a filling station located the east of the entrance to the Retail Park.

Description

The premises are arranged over ground & mezzanine floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	808.81	8,706
Mezz	584.64	6,293
Total	1,393.45	14,999

Passing Rent

£269,225 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 22/11/2024.

Business Rates

Rateable value: £139,000

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Legal costs

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

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should make their own enquiries with the Local Authority to verify this information.

Service Charge

£7,815 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

September 2021

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