

Attractive Ground Floor Retail / Office Premises

Unit 4 and Unit 5 Rotary Way

Hanwell Fields, Banbury, Oxfordshire, OX16 1ER

TO LET



Unit 4 – 772 sq ft (71.75 sq m) and Unit 5 – 958 sq ft (89.01 sq m)
TO LET - £12,000 & £14,500 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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| Unit | Sq Ft | Sq M | Current Use | Rent Per PA | Building Insurance PA | Rateable Value | EPC |
|------|-------|-------|-------------|-------------|-----------------------|----------------|--------|
| 4 | 772 | 71.75 | Class E | £12,000 | £128.32 | £9,400 | D – 90 |
| 5 | 958 | 89.01 | | £14,500 | £179.42 | £12,500 | D – 93 |

Location

Banbury is the second largest town in Oxfordshire and is situated at J11 of the London to Birmingham M40 motorway. The town is subject to substantial commercial and residential expansion presently; with a number of new developments planned and underway.

The premises are situated to the north of Banbury, within the Hanwell Fields housing development, where there are a number of other housing developments underway by Persimmon, Bellway, Taylor Wimpey, as well as others soon to commence construction nearby.

Surrounding occupiers include The Co-Op, Purple Mango Restaurant, Redmill Hairdressers, Ladbrokes, Turkish Anchor, as well as the Hanwell Arms Pub and a community centre.

Description

Unit 4 comprises an open plan ground floor retailing unit that has been stripped out, providing 'a frame', with connections to water and electricity in situ. The unit benefits from good rear servicing for loading/unloading purposes. Occupier specific fit-out requirements will be considered by the landlords, subject to specification.

Unit 5 also comprises a mainly open plan ground floor unit, with a glazed meeting room, plaster painted walls and ceilings, with carpeted floors. To the rear of the premises is a WC, kitchenette and storage area and cupboard, with vinyl flooring, with similarly good rear servicing.

Terms

Both premises are available on new *effective fully repairing and insuring leases*, please refer to the table above for rents, which are exclusive of other outgoings and subject to contract.

Accommodation

| Unit | Floor | SQ M | SQ FT |
|--------|--------|-------|-------|
| Unit 4 | Ground | 71.75 | 772 |
| Unit | Floor | SQ M | SQ FT |
| Unit 5 | Ground | 89.01 | 958 |

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Services

We understand that all mains services are connected to the premises, including gas. None of these services have been tested by the agents.

Rates

The rateable value for each premises is as per the table above. This is not what you pay. Further information in this regard is available from White Commercial Surveyors.

VAT

VAT will be chargeable upon the rent.

Viewing and further information

Please contact Chris White & Harvey White

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Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White



Harvey White

VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. October 2022.