



# To Let

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

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AVISON  
YOUNG



To Let  
14,999 Sq ft



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 Ruscot 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
<b>Total</b>	<b>1,393.45</b>	<b>14,999</b>

### 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: £157,000

**Interested parties may benefit from rates relief if applicable. 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 carry out their own due diligence in this regard.**

### Service Charge

£7,815 pa

### EPC

An Energy Performance Asset Rating of **C-73** has been given. 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 Sainsbury's / Argos disposals.**

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

**For further information please contact**

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If you would like to know  
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