

RETAIL UNIT TO LET

BANBURY

82 HIGH STREET

LOCATION

The subject premises are located on the north side of the High Street opposite Ryman.

Nearby retailers include Robert Dyas, Santander, Lloyds and Country Casuals.

DESCRIPTION

The premises are arranged on ground, first, second and third floors.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

ACCOMMODATION

Dimensions		
Gross Frontage	4.27 m	14 ft
Net Frontage	3.81 m	12 ft 6

Floor Areas		
Ground Floor	111.39 sq. m	1,199 sq. ft
First Floor	72.28 sq. m	778 sq. ft
Second Floor	86.77 sq. m	934 sq. ft
Third Floor	36.88 sq. m	397 sq. ft

USE

The premises may be used within Class A1 of the Town & Country Planning (Use Classes) order 1987.

LEASE

The premises are available on a new FRI lease at a quoting rent of £35,000 pax.

RATES

We have been informed by the local Rating Authority that the following rateable value applies:

Rateable value -	£34,000
Rates payable (12/13) -	£15,572

Interested parties are advised to make their own enquiries.

VIEWING

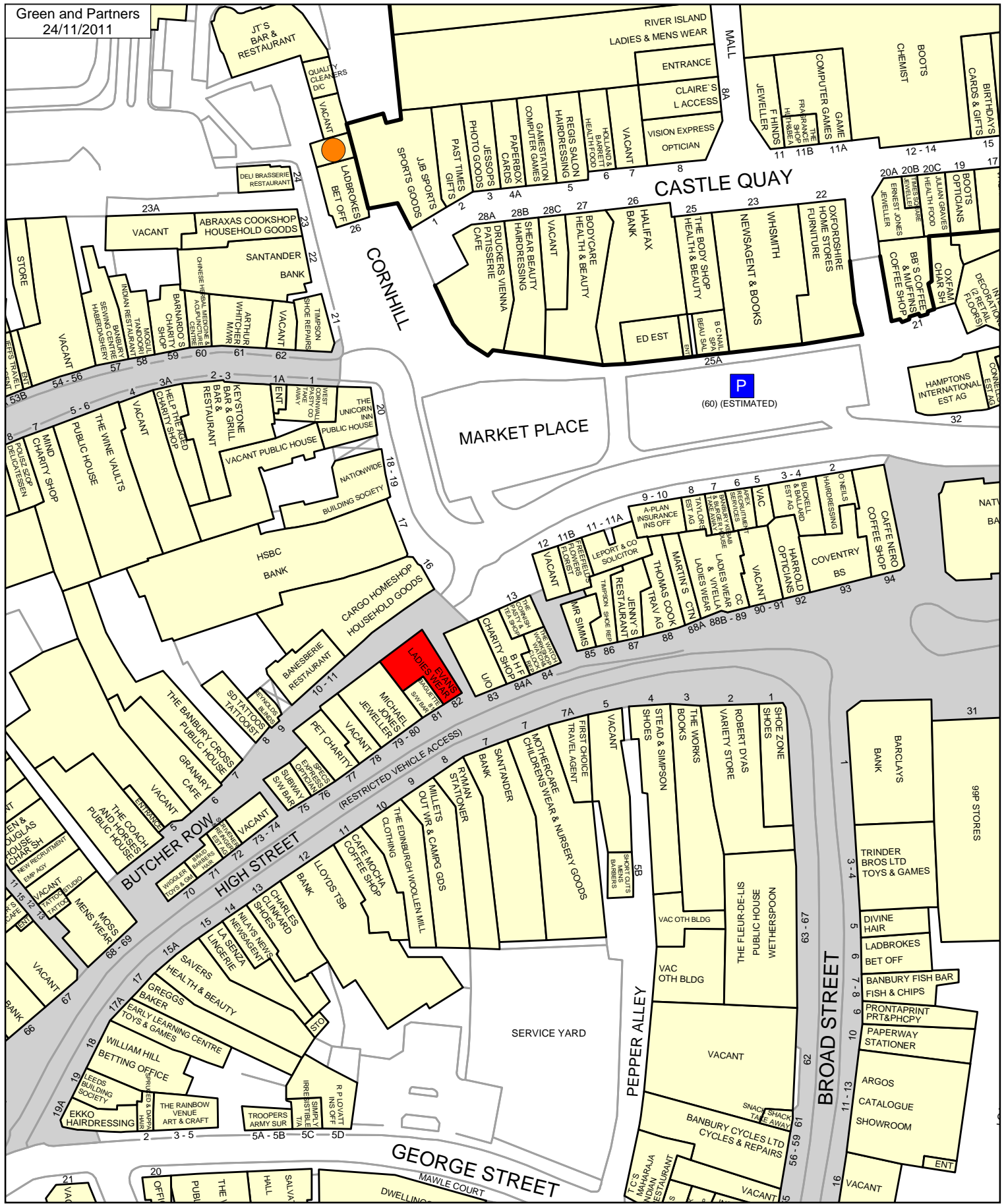
Viewing strictly by prior appointment with the sole agents, **Green & Partners:**

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Subject to Contract

Green and Partners
24/11/2011



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