

## BANBURY – 24/26 BRIDGE STREET - A1/A3 PROPERTY TO LET

- Prominent building with 62 ft frontage
- A3 Planning consent – Other uses considered
- Fitted former KFC restaurant

### Location

The premises are situated in a prominent good secondary location in Banbury Town Centre, directly opposite **Debenhams** and **M&S**, and close to **Bon Marche**, **Poundland**, **Salvation Army**, **Barclays** and **Natwest Bank**.

### Size

The property is Grade 2 Listed, and arranged over ground and first floors with the following approximate dimensions and floor areas:

Internal Width	62 ft 8 ins	19.09 m
Ground Floor Sales	2,938 sq ft	273.05 sq m
1 <sup>st</sup> Fl Storage	1,403 Sq ft	130.39 sq m

### Lease

The property is available on a new full repairing and insuring lease for a term to be agreed.

### Rent

£37,500 per annum exclusive of rates, service charge and insurance.



### Service Charge

£5,646.41 per annum. Full details available on request.

### Business Rates

Rateable Value £52,000

Interested parties should verify the actual rates payable figures with the Local Authority.

### EPC

An Energy Performance Certificate is available upon request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

### Viewing and Further Information

Strictly by prior arrangement only with

McKinnon Nelson Property Consultants  
Denman House, 20 Piccadilly  
London  
W1J 0DJ

### William Nelson

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Or via our joint agents, Adalta Real, 01295 670123.



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