

## BANBURY – 27 BRIDGE STREET - A1/A3 PROPERTY TO LET

- Prominent building with 40 ft frontage
- A3 Planning consent – Other uses considered
- Fitted former McDonalds 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	40 ft	12.19 m
Ground Floor Sales	3,223 sq ft	299.53 sq m
1 <sup>st</sup> Fl Storage	1,442 Sq ft	134 sq m

### Lease

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

### Rent

£45,000 per annum exclusive of rates, service charge and insurance.



### Service Charge

£5,810 per annum.

### Business Rates

Rateable Value £57,500

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

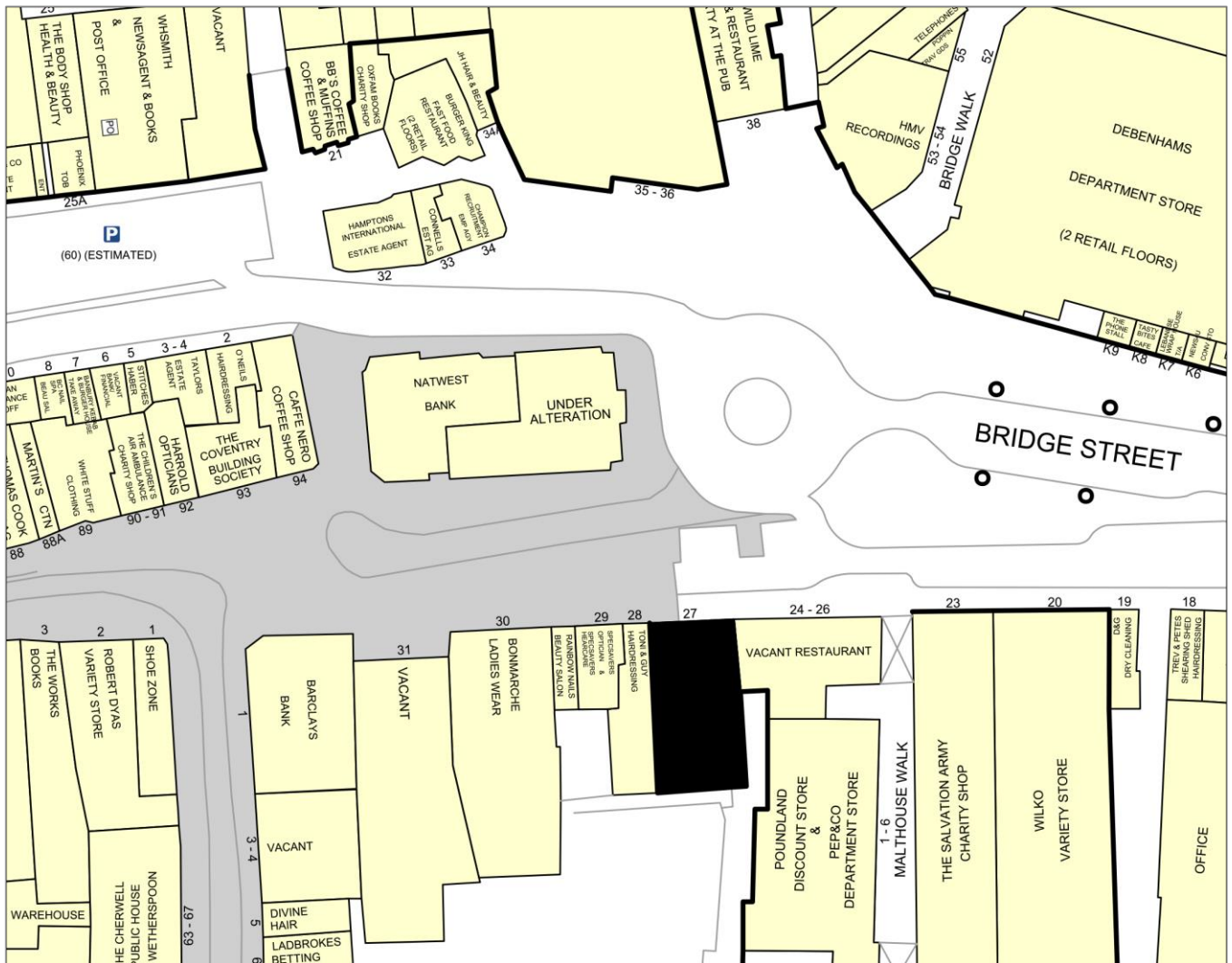
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Or via our joint agents, Adalta Real, 01295 670123.



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