

# Ground Floor, Globe House

55 Calthorpe Street, Banbury, OX16 5EX

Attractive Class E Retailing Premises Available For Lease



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commercial.co.uk

Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Building Insurance Per Quarter	2023 Rateable Value	EPC
915	85	Class E	£17,500	£190.38	£13,000	E - 125

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway in Oxfordshire and is a rapidly expanding town with a population of 54,335 (2021 census) and a district population of approximately 160,000.

The property is positioned along Calthorpe Street, situated within Banbury town centre between the main High Street and South Bar Street.

### Description

The premises are situated to ground floor, within a three-storey Grade II listed part rendered building, together with three-storey brick-built extension.

The ground floor premises offers an open plan retailing space with separate quality kitchen and W/C. Electric heating is provided via storage heaters.

Two pay-and-display car parks conveniently neighbour the premises. Whilst no car parking spaces are allocated; season tickets are available for purchase.

Further imagery and a video walkthrough are available upon request.

### Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Retail Zone A	393	36.5
	Zone B	113	10.5
	Zone B	242	22.5
	Zone C	167	15.5
<b>Total</b>		<b>915</b>	<b>85</b>

### Terms & VAT

The premises are available by way of an assignment of the existing lease (expiring 28/02/27 with break clause at 01/09/2025) or appropriate sub-lease. The current passing rent is £17,500 per annum, exclusive of other outgoings. The landlord may be open to granting a new lease directly on terms to be agreed, subject to contract.

A copy of the lease is available upon request. VAT is payable in addition.

### Building Insurance

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

### Business Rates

The Rateable Value from 1<sup>st</sup> April 2023 is £13,000. This is not what you pay. It may be possible to claim a small business rates relief discount, subject to eligibility.

Further information in this regard is available upon request via White Commercial, or through the local charging authority.

### Services

Mains electricity, water and drainage are connected to the premises. None of these services have been tested by the agents.

### Viewing and further information

Please contact Chris White & Harvey White

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Chris White

Harvey White

### 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. October 2023.