RETAIL: BANBURY

UNIT 17-18 CASTLE QUAY SHOPPING CENTRE

Castle Quay
shopping • banbury

PRIME SHOP TO LET

LOCATION

Castle Quay is Banbury's principle retail destination benefiting from over 80 shops and restaurants. It is anchored by **Debenhams**, **Marks & Spencer** and **BHS** with national retailers including **Next**, **H & M**, **HMV**, **Waterstones** and **Topshop**.

Unit 17-18 is located in Castle Quay Mall close to the entrance to the scheme from Cornhill. It sits adjacent to **D & A** and nearby retailers include **Boots**, **Marks & Spencer**, **Game** and **Ernest Jones**.

ACCOMMODATION

The property is arranged over ground and first floors providing the following approximate floor areas:

Internal Width	35 ft 8 ins	11.5 m
Shop Depth	41 ft 1 ins	12.5 m
Ground Floor Area	1,460 sq ft	135.6 sq m
First Floor Ancillary	1,278 sq ft	118.7 sq m

(Dimensions and areas subject to re-measurement on site).

TERMS

The property is available by way of an effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

£97,500 per annum exclusive.

SERVICE CHARGE

The service charge for 2010/2011 is £ 16,242.96 pa.

RATING

We understand that the premises are assessed for rating purposes as follows, although we would advise that interested parties undertake their own enquiries with the local authority.

Rateable Value: £82,000
UBR 2010/2011: 41.4p
Rates Payable: £33,948

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

For further information or to arrange a viewing, please contact:

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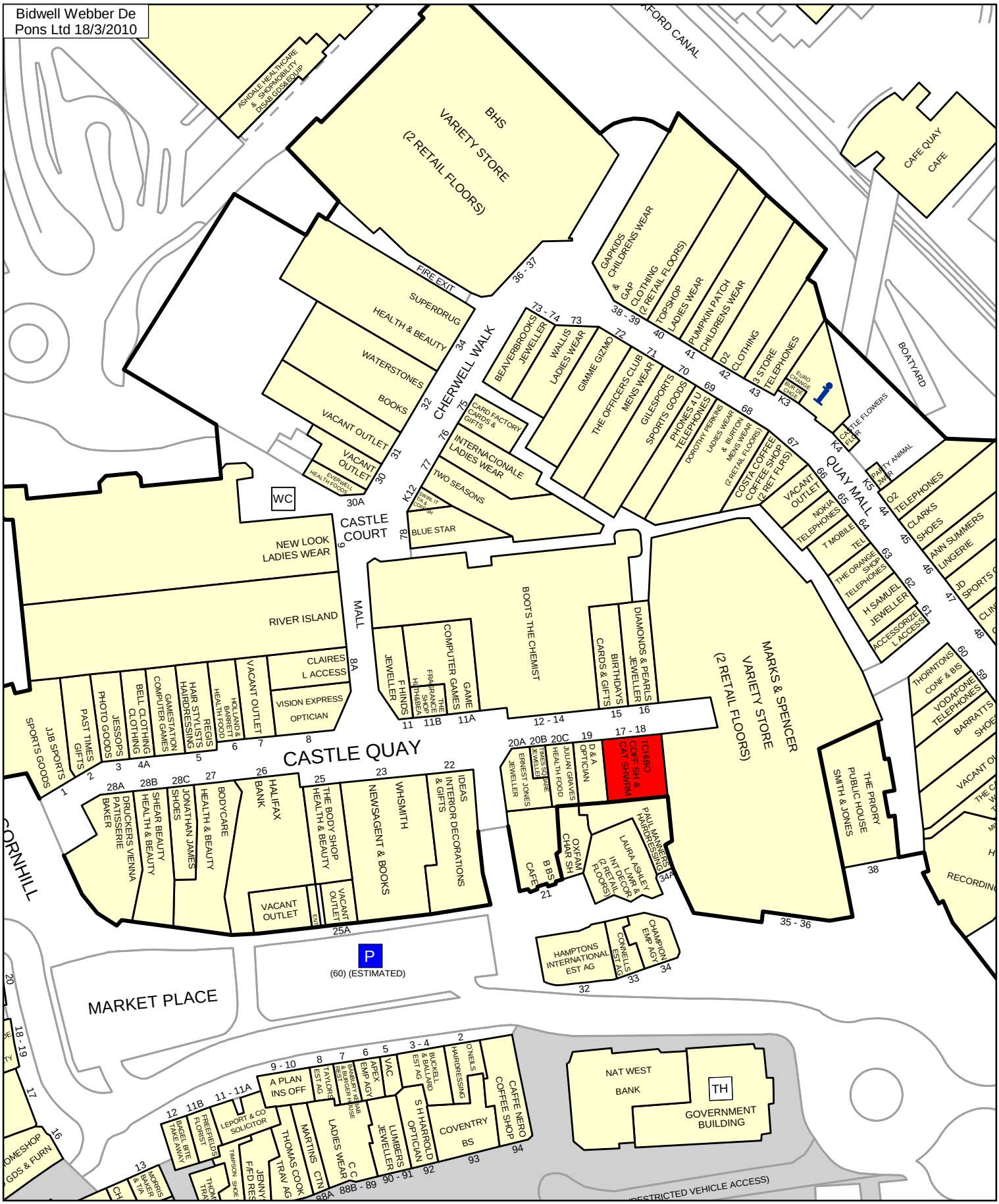
Banbury

Bidwell Webber De Pons Ltd 18/3/2010



50 metres

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