



## SUITE 2, 38 THE GREEN SOUTH BAR STREET, OXFORDSHIRE OX16 9AE

### GROUND FLOOR OFFICE SUITE

- Idealistic Town Centre Location
- Car Parking Available
- Office with Natural Light
- EPC - C Rated

**TO LET - £8,000 Per Annum | 500 sq ft (46.4 sqm)**

Contact **Tim Humphrey**  
Brown & Co Banbury  
Tel: 01295 220210  
[tim.humphrey@brown-co.com](mailto:tim.humphrey@brown-co.com)

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry, it lies approximately 2 miles from Junction 11 of the London to Birmingham M40 Motorway.

Banbury has a current population of 54,000 and a catchment area of 256,000 living within a 30 minute drive. 38, The Green is located on South Bar, the main professional business area in Banbury. It is within easy walking distance of the town centre.

## DESCRIPTION

Suite 2 is located on the ground floor at the front of the property. The suite benefits from ideal town centre location and double bay fronted windows.

The suite is fully fitted with LED lighting, carpeting, burglar alarm, electric heating, broadband connection and has car parking space available in the rear car park for an additional charge. It also benefits from a private kitchen.

## ACCOMMODATION

The property is measured on a Net Internal Area Basis the ground floor office area totals:

	m <sup>2</sup>	ft <sup>2</sup>
Suite 2	46.4	500

## SERVICES

Mains water, electricity and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## BUSINESS RATES

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the agents for more information.

Rateable Value	£6,600
----------------	--------

## SERVICE CHARGE

£1,625 p.a. which is charged pro-rata per suite. This is adjusted annually.

## EPC RATING

The property has an EPC rating of C.

## TERMS

The rent is £8,000 per annum.

## LEGAL COSTS

Each party is to bear their own legal costs in this transaction.

## VAT

All terms quoted are exclusive of VAT which is payable.

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. Dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries, or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 22-Mar-23.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through the sole agents at:

Brown & Co on:

Tel: 01295 220210

Website: brown-co.com

Email: tim.humphrey@brown-co.com

Planning: The property has a consent for B1 (Offices) within the Town and Country Planning (Use Classes) Order 1987

