



01295 220210 | tim.humphrey@brown-co.com



## **7 CHURCH WALK / WHITE LION WALK, BANBURY, OX16 5UD**

**Unit 7 - £720 per calendar month exclusive  
742sqft (69.00sqm)**

### Retail / Office Unit

- Newly Available
- Off Town Centre Location
- Flexible Terms Available
- Busy Courtyard Community Location
- Good Pedestrian Footfall



### Location

Banbury is the main North Oxfordshire centre of commerce and industry and lies approximately 2 miles from Junction 11 of the London to Birmingham M40 Motorway. Banbury has a current population of about 54,000 and a catchment area of 256,000.

### Situation

Church Walk / White Lion Walk is an attractive pedestrianised courtyard linking High Street to Parsons Street via Church Walk and Church Lane. The immediate area contains a community of independent traders including retail, café, restaurant, and residential occupiers.

### Description

The property was fully refurbished in 2017 and the current occupier moved to a larger unit. The unit is capable of being used for a number of alternative uses within the retail use class but also as offices.

The unit offers a unique opportunity to lease a relatively large unit for a low cost base just off the town centre.

### Accommodation

The property provides the following net internal area.

Description	sq m	sq ft
Unit 7 - whole	69.00	742
Kitchenette & WC		
<b>Total NIA</b>	<b>69.00</b>	<b>742</b>

### Services

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

Business rates will be the responsibility of the occupier, but it is expected that a single occupier will be able to benefit from 100% small business rate relief.

### Planning

The units can be used for retail or office uses.

### Service Charge

A service charge is applicable to the individual units in relation to the upkeep of the common areas with White Lion Walk. However, the cost of this is included in the asking rent of £720 PCM.

### Terms

The units are available with flexible terms by negotiation depending upon covenant strength.

### VAT

It is understood that VAT is not applicable.

### Legal Costs

The incoming tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

### EPC Rating

The units have an EPC rating of E, although this may have changed since the refurbishment.

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### Viewing & Further Information

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
Castle Link  
33 North Bar Street,  
Banbury  
Oxon OX16 0TH

**Tim Humphrey**  
01295 220210  
[tim.humphrey@brown-co.com](mailto:tim.humphrey@brown-co.com)



Note Unit 7 has frontage to Church walk only; there is no access from White Lion Walk.

