

# Stroud Leisure Park – M40

Ermont Way, Banbury, OX16 4AE

RESTAURANT / OFFICE / LEISURE PREMISES  
TO LET ON A NEW LEASE



**4,101 sq ft (381.00 sq m)**  
**Rent - £61,515 per annum exclusive**

SQ FT	SQ M	RENT PER ANNUM EXCLUSIVE	SERVICE CHARGE PER ANNUM	BUILDING INSURANCE	RATEABLE VALUE	EPC
4,101	381.00	£61,515	£3,256.93	£2,671.43	£85,000	C

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is the main North Oxfordshire centre for commerce and industry, with its population approaching 52,000 and a catchment of approximately 160,000.

The property forms part of Stroud Park, a high profile & prominent leisure park situated just off J11 of the M40 along Ermont Way, providing fantastic roadside visibility and plenty of car parking – notably including 16 ‘Intravolt’ electric-vehicle charging points.

Adjoining occupiers include a Premier Inn Hotel, Miller & Carter Steakhouse and a Costa Coffee sit-in with drive-thru.

### Description

The premises comprise a large, attractive, single-storey Oxfordshire stone-built property under a pitched roof. The building will suit office, nursery or leisure style uses. The property currently provides timber floors throughout, grooved panelled walls and has a tiled ceiling. There is a large theatre kitchen with expansive cook line, equipped with full extraction; walk-in cold stores and provides circa 165 covers, with a large bar area.

Ancillary accommodation comprises toilets, a temperature-controlled beer store, in addition to various storage areas and staff facilities.

Externally, the property benefits from large exterior trade areas in the form of a patio, raised decking and garden area, with in total can accommodate circa 200 further covers.

### Terms

The property is available on a new *effective* fully repairing and insuring lease at £61,515 per annum exclusive, subject to contract and financial viability.

### Floors Plans

A CAD floor plan is available upon request from the agents.

### Accommodation Areas

Measured in accordance with RICS Code of Measuring Practice on a GIA basis.

### VAT

We understand the premises are opted for taxation and as such VAT is chargeable.

### Services

We understand that all mains services 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

Tel: 01295 271000

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

or Kevin Conibear – 0117 923 8090

[Kevin.Conibear@fleurets.com](mailto:Kevin.Conibear@fleurets.com)



Chris White



Harvey White

### VIEWING AND 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.

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