



# RUSCOTE ARCADE

## Thriving shopping parade

Longelandes Way, Banbury, Oxfordshire, OX16 1PH



Occupiers include:



**CORAL**



- Adjacent off road parking front and rear of properties
- Established local parade with large residential catchment

**white**

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Ruscote Arcade is a fully-let local convenience parade of just over 7,000 square feet. Tenants include the Co-op, Coral, the Post Office and a number of local independent retailers.

### Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Services

Mains electricity, water and drainage are connected to the properties.

### Energy Performance

Further information available upon request.

### Planning

Subject to planning. It is the incoming tenant's responsibility to verify at their intended use is acceptable to the Local Planning Authority.

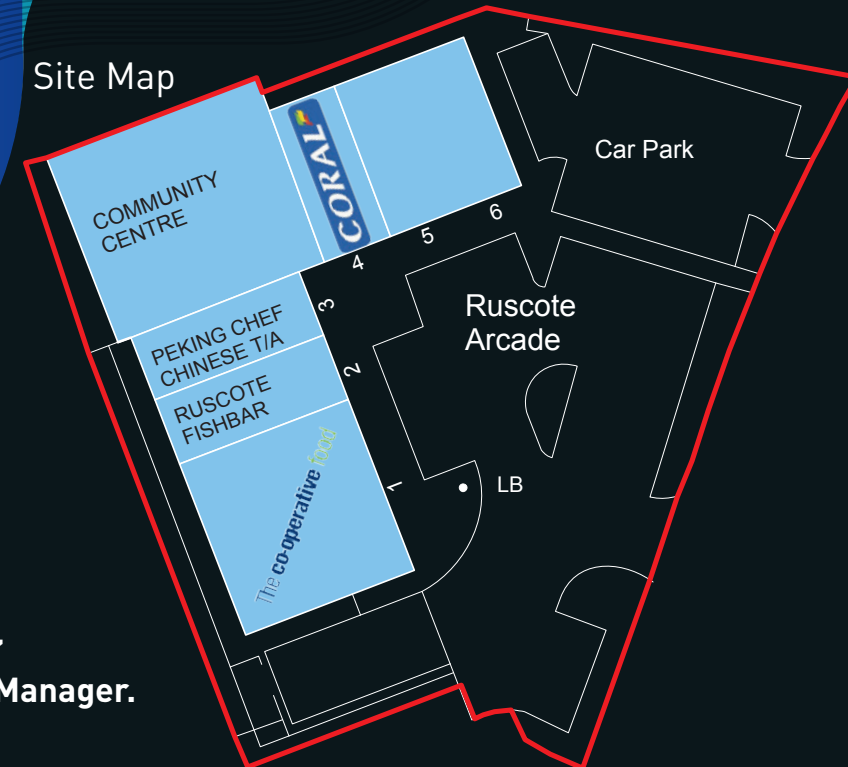
### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Total Development **7,129** SQ.FT  
(662 SQ.M)



Site Map

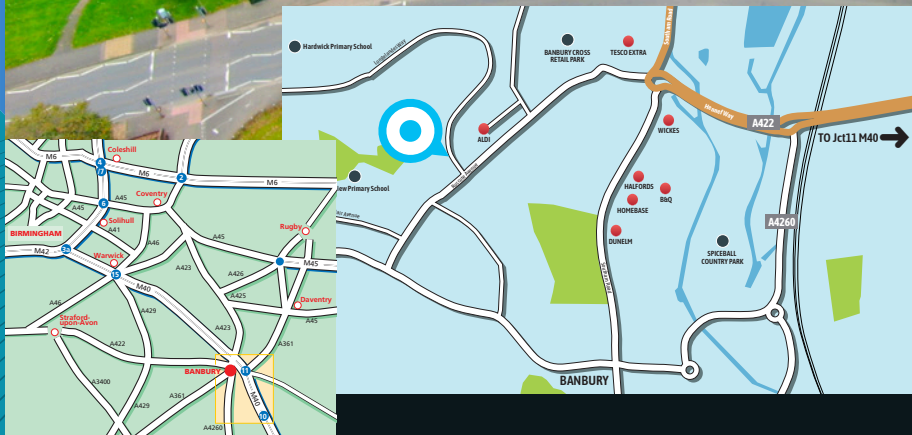


For details of any available “off-market” opportunities, please contact the Asset Manager.

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The area containing Longelandes Way, Banbury consists predominantly of terraced housing, which is common in suburban and inner-city areas.



### Location

From junction 11 M40, take A422 towards Banbury. Ruscot Arcade on the Longelandes Way is on the left.



1.1 miles  
to Banbury



SAT NAV  
OX16 1PH



20 miles  
to M40

Enquiries & Viewing

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\*Potential occupiers to make own enquiries to clarify accuracy of data.