

77 High Street, Banbury, Oxfordshire, OX16 5JG

Ground Floor Retail with Planning Permission for Residential Conversion to Upper Floors

FOR SALE – 3,401 sq ft – Offers invited in excess of £350,000



Sq Ft	Sq M	Freehold	Retail Potential Income	2023 Rateable Value (Whole Building)	EPC
3,401	316.0	Offers in Excess of £350,000	Circa £18,000 pax	£24,000	D - 79

Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population approaching 50,000 and a catchment of approximately 160,000. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The building is situated within the pedestrianised area of the town centre, with surrounding occupiers such as Michael Jones Jewellers, CeX and Lloyds Bank.

Description

Comprising four-stories, this Grade II listed terraced property is situated along Banbury's High Street and is situated within the conservation area.

To ground floor is a Class E retail unit, together with potential for basement storage. The upper floors have been granted planning permission for conversion to 3x 2-bedroom residential dwellings, accessed via Butchers Row.

Planning

For full details of the planning consent granted, visit Cherwell District Council's planning portal using **Planning Ref 22/00861/F**.

Plans and further information are also available from White Commercial.

Services

We understand all mains services are connected to the premises, excluding gas. None of these services have however been tested by the agents.

Terms & VAT

The premises are available freehold with offers invited over £350,000. This is subject to contract. We are advised that VAT will be payable in addition to the purchase price.

Accommodation

The approximate net internal areas of the building are as follows:-

Floor	Use	Sq Ft	Sq M
Basement		381	35.40
Ground	Retail	866	80.50
First		727	67.50
Second		690	64.10
Third		737	68.50
Total		3,401	316.0

Photography

A variety of internal photographs are available upon request via the agents.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk



Chris White

Harvey White

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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. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. November 2023.