

6 High Street, Banbury, Oxfordshire, OX16 5DZ

Ground Floor Retail with Planning Permission for Residential Conversion to Upper Floors
Freehold Available For Sale – 2,990 sq ft – Offers invited in the region of £350,000



Sq Ft	Sq M	Freehold	Retail Potential Income	2023 Rateable Value (Whole Building)	EPC
2,990	277.74	Offers invited in the region of £350,000	Circa £16,000	£20,250	E - 104

Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population approaching 54,000 (2021 census) and a catchment of approximately 160,000. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The property is situated within the pedestrianised area of the town centre, close to Bridge Street and Banbury's main Castle Quay Shopping Centre. Surrounding occupiers include names such as Michael Jones Jewellers, CeX and Lloyds Bank.

Description

The four-storey, terraced, Grade II listed building is situated along Banbury's High Street and is situated within the conservation area.

The ground floor comprises a bright Class E retailing unit, formerly occupied by a travel agency. The upper floors have been granted planning permission for conversion to 3x 2-bedroom residential dwellings, accessible via Pepper Alley, which can be reached from either High Street and George Street.

Planning

For full details of the planning consent granted, visit Cherwell District Council's planning portal using **Planning Ref 23/01317/F** and for the listed building consent, **Planning Ref 23/01318/LB**.

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 in the region of £350,000, 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
Ground	Retail	1,097	101.94
First		727	49.90
Second		563	52.20
Third		793	73.70
Total		2,990	277.74

Photography and Plans

A variety of internal photographs, together with plans for the accommodation and in connection with the conversion are also available upon request via the agents.

Viewing and further information

Please contact Chris White & Harvey White

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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. April 2024.