

# Character Offices and Car Parking with Residential Conversion Potential

21 Horse Fair, Banbury, Oxfordshire, OX16 0AH

For Sale - Offers invited in excess of £825,000



Sq Ft	Sq M	Current Use	Purchase Price	Building Insurance PA	2023 Rateable Value	EPC
6,992	649.60	Class E	Offers in excess of £825,000	£3,645.49 (2024)	£67,000	E - 104

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 with a population approaching 54,000 (2021 census) and a catchment of approximately 160,000. The property is situated just ten minutes' walk from Banbury train station, providing services to Birmingham, Oxford and London Marylebone and Paddington stations via the Chiltern and Great Western railway lines.

This prominent Grade II Listed Office building is situated in Banbury's main business district and within the Conservation Area of Banbury's town centre. The self-contained building and car park are situated close to Banbury's famous Cross and Lady on a White Horse, within easy reach of all main town centre facilities.

### Description

Arranged over three-storeys, the building provides a mix of open plan and cellular office accommodation, with a modern fixed kitchen and break out area to the ground floor.

The front of the property has solid stone and brick elevation walls with pitched clay tile roofs, with a modern extension to the rear. A timber staircase connects the three floors and there are a number of feature beams and stone fireplaces. Windows are of single glazed sash throughout. Internally, floors are a mix of solid concrete and suspended timber with carpet finishes and throughout plasterboard ceilings with fluorescent lighting. There are WCs and also a kitchen to the first floor.

There is a gated courtyard to the rear of the property and 11 car parking spaces.

### Accommodation

Floor	Use	Sq Ft	Sq M
Ground	Office	2,765	256.90
First	Office	2,338	217.20
Second	Office	1,889	175.50
<b>Total</b>		<b>6,990</b>	<b>649.60</b>

(Measured in accordance with the current RICS Code of Measuring Practice)



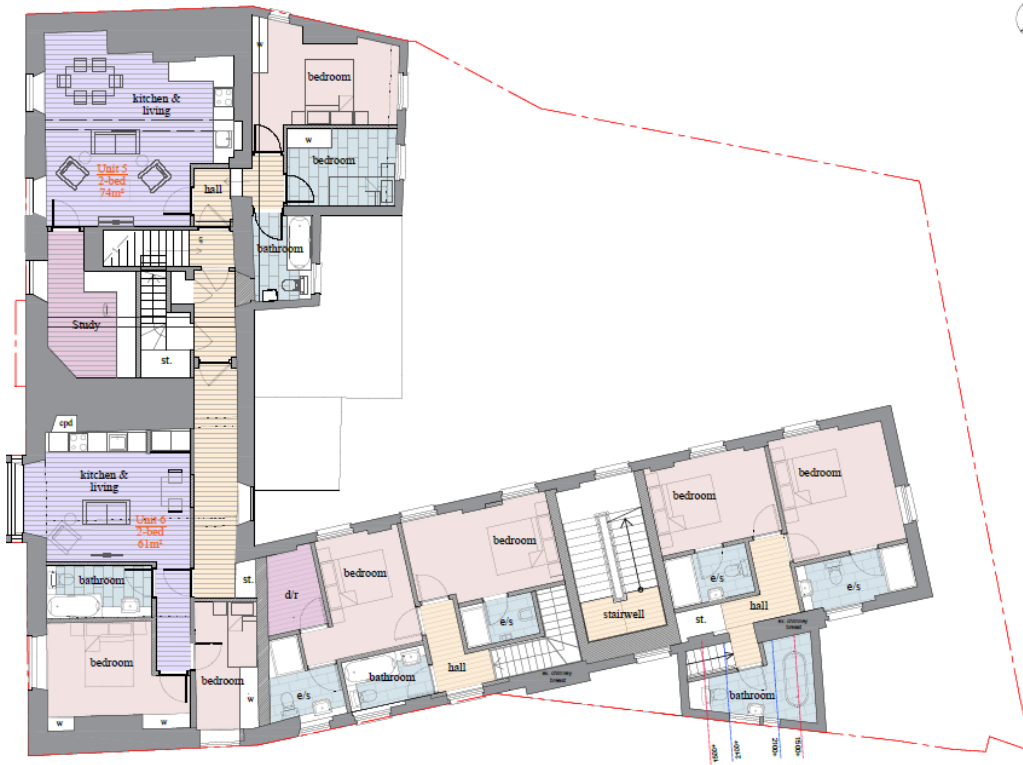
## Residential Planning Considerations

We consider that the site and buildings, subject to planning and the usual consents being obtained, will suit residential use.

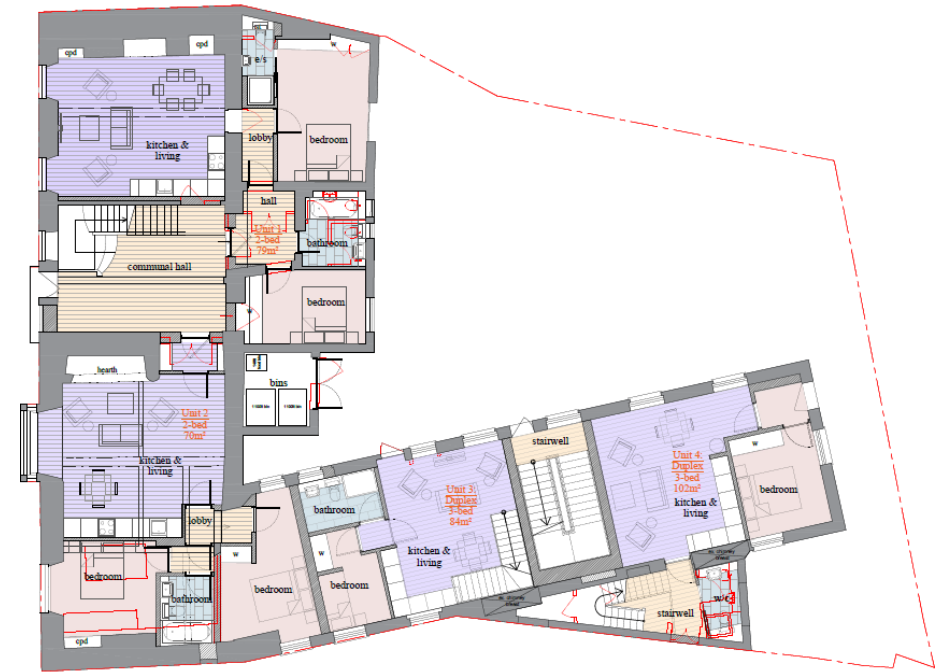
Preparations have been made into a change of use of the property from existing Class E business use into 9 no Class C3 residential apartments (3 x 1 bedroom, 4 x 2 bedroom & 2 x 3 bedroom). The property has been vacant for 24 months, which is more than the permitted time needed before a planning application can be made.

Further detailed information and plans for the conversion are available via our Dropbox or from White Commercial Surveyors:

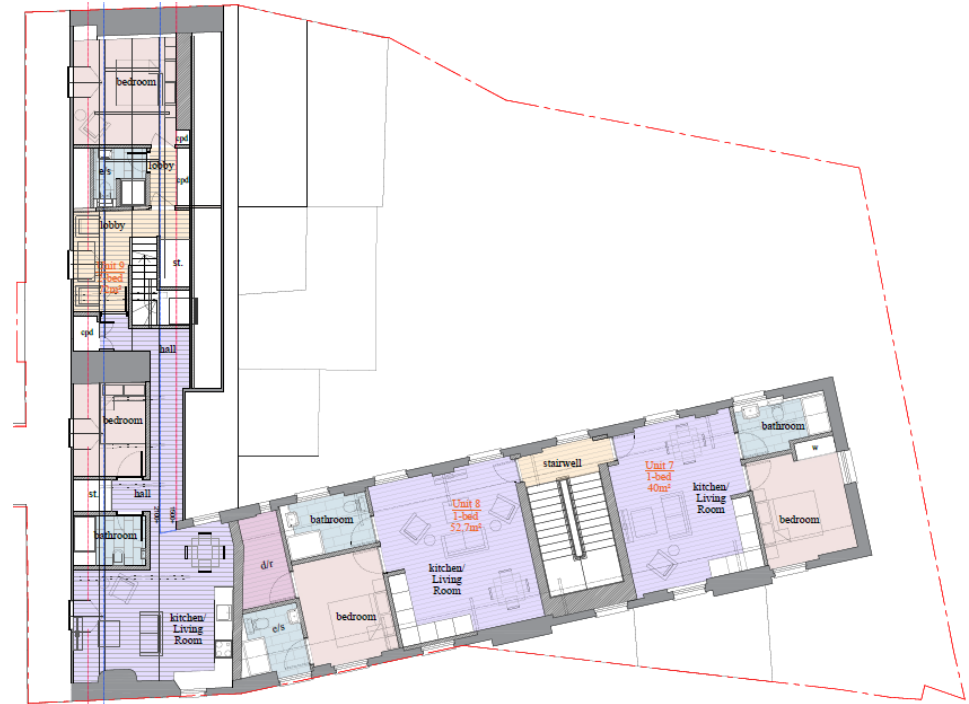
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Proposed First Floor Conversion Plans



Proposed Ground Floor Conversion Plans



Proposed Second Floor Conversion Plans

## Terms

The premises are available on a freehold basis, with offers invited in excess of £825,000 subject to contract. Further information and photography is available from White Commercial upon request.

## EPC

The property has an EPC rating of E – 104.

## Services

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

## Rates

The current rateable value for premises is £67,000 per annum. This is not what you pay, for further details in this regard, please do contact White Commercial.

## VAT

We understand that VAT will be payable in addition to the purchase price.

## Viewing

Viewings by appointment only, to be arranged via White Commercial.

## For further information

Please contact Chris White or Harvey White

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

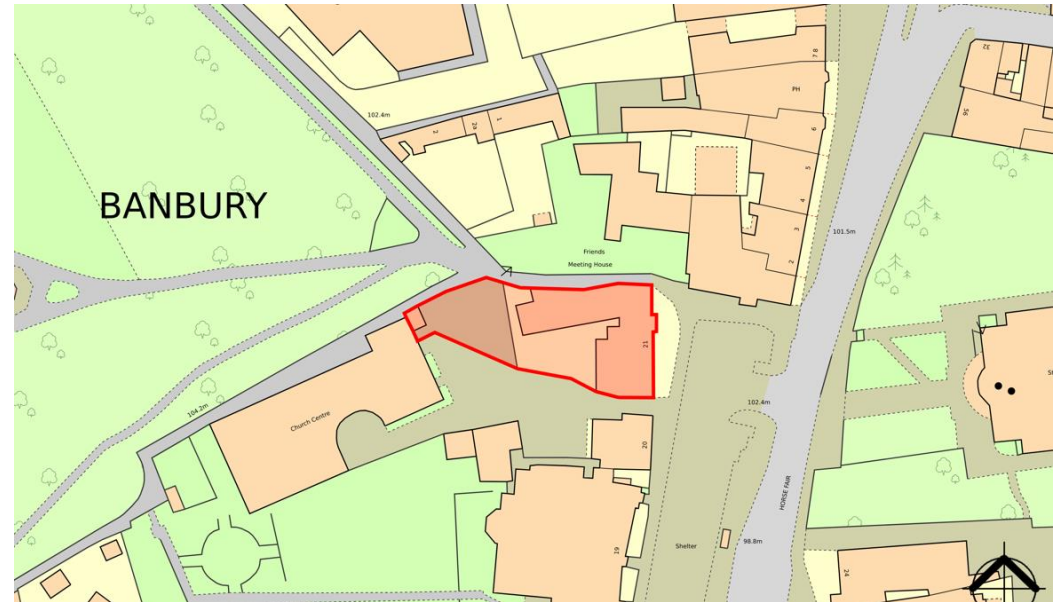
[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000



Chris White



Harvey White



## 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. April 2024.