

**Site 1 Station Approach, Banbury, Oxfordshire, OX16 5AB**  
**Opposite Banbury Train Station - Site of 0.34 Acres**  
**To Let - £28,000 Per Annum Exclusive**





## Location

Banbury is situated at Junction 11 of the London to Birmingham M40 with a population approaching 50,000 and a catchment of approximately 160,000.

The site is located in a prominent position adjacent to Banbury's mainline London to Birmingham train station, Chiltern Railways. The site is also close to Banbury Town Centre and Banbury's Castle Quay Waterfront and Canal Shopping Development [www.castlequay.co.uk](http://www.castlequay.co.uk) and all town centre amenities, including Banbury's main Bus Station.

## Description

The site measures 0.34 acres comprising a mostly empty, irregularly shaped plot containing a small single-storey structure beside the eastern boundary of the site housing incoming utilities. The remainder of the site comprises hard-standing surface cover of either compacted hardcore, asphalt or concrete. The maximal site extents were approximately 60m north to south by approximately 25m east to west.

The site has been used as an oil storage depot since the early 1940's and until recently by Certas. Full details of the site's remediation are available from White Commercial Surveyors.

## Services

We understand that mains electricity is connected to the site although White Commercial have not made any detailed investigations into these services/ utilities or their capacities.

## Terms & VAT

The premises are available leasehold on a new fully repairing and insuring lease at a rent of £28,000 per annum, exclusive of other outgoings and subject to contract. We are advised that VAT will not be payable in addition.

## Rates

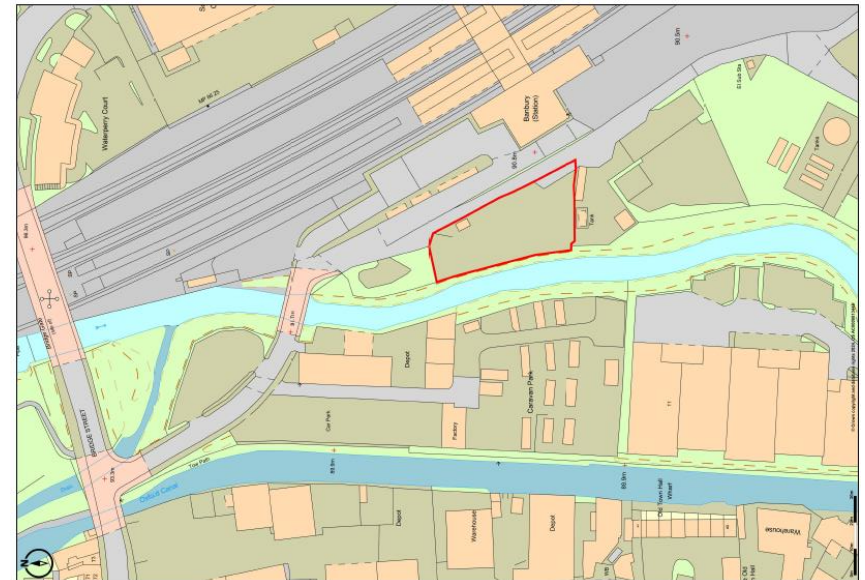
The current Rateable Value for the premises is £9,100. Further information is available from both the local charging authority and White Commercial Surveyors.

## Viewing and further information

Please contact 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](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. May 2024