

90 High Street, Banbury, Oxfordshire, OX16 5JE

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

Freehold Available For Sale – 1,828 sq ft – Offers invited in excess of £200,000



Sq Ft	Sq M	Freehold	Retail Potential Income	2023 Rateable Value (Whole Building)	EPC
1,828	169.9	Offers invited in excess of £200,000	Circa £15,000	£18,000	Ground Floor – B-38

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 Nero's Coffee, White Stuff, Barclays and Natwest Bank.

Description

The building is Grade II listed and situated within the conservation area of Banbury Town Centre. The accommodation comprises a Ground Floor self-contained retailing unit, formerly occupied by a charity shop. Ancillary storage accommodation exists to first and second floors, accessible by separate entrance via High Street.

The upper floors have been granted planning permission for conversion to residential, comprising 2x one-bedroom apartments.

Planning

For full details of the planning consent granted, visit the Cherwell District Council planning portal using **Planning Ref 23/01231/F** and **Planning Ref 23/01232/LB** for the listed building consent.

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 excess of £200,000, and 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
Ground	Retail	771	71.7
First		547	50.8
Second		510	47.4
Total		1,828	169.9

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. May 2024.