

1 High Street, Banbury, Oxfordshire, OX16 5DZ

Ground Floor Retail Premises with Development Potential to Residential*

For Sale or To Let – Ground Floor of 1,229 sq ft plus 1,848 sq ft over Upper Floors



Sq Ft	Sq M	For Sale	Rent Per Annum	Building Insurance Per Annum	Business Rates	EPC
3,077	285.91	Offers in Excess of £260,000	£18,500	£1,032.26 (24/25)	£16,500	C - 67

Location

Banbury is the principle commercial and administrative centre of north Oxfordshire, located at Junction 11 of the M40 London to Birmingham Motorway and is a rapidly expanding town with a population of 54,335 (2021 census) and a district population of approximately 160,000.

The property occupies a prominent corner position at the junction of High Street and Broad Street in Banbury's town centre. This busy pedestrian route linking the town centre, Market Square and Castle Quay Shopping Centre benefits from significant footfall as a result. Surrounding occupiers include Robert Dyas, Barclays Bank, Coventry Building Society, Café Nero, White Stuff and NatWest Bank.

Description

The property is arranged over 4 storeys providing ground floor retailing space with front and side access, with the upper floors of the building providing good storage, welfare and ancillary accommodation. The premises is currently occupied by Shoe Zone Retail Ltd (lease expiry 31/03/2025).

*We consider that the upper floors of the building have good potential for conversion to residential, subject to the relevant consents being obtained.

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

Floor	Use	Sq Ft	Sq M
Ground	Retail	1,229	114.18
First	Storage	1,039	96.53
Second	Ancillary	367	34.10
Third	Ancillary	422	41.1
Total		3,077	285.91

Terms & VAT

The property is available leasehold on a new fully repairing and insuring lease with a rental figure of £18,500 pax, which is exclusive of other outgoings, on terms to be agreed and is subject to contract.

Offers will also be considered/invited in excess of £260,000 for the purchase of the freehold interest.

VAT will be payable in addition at the standard rate.

Services

We understand that all main services are provided to the property, but excluding gas.

None of the above services have been tested by the agents.

Business Rates

The Rateable Value for the whole building is £16,500. This is not what you pay. Further details are available from the agents or via the Local Charging Authority.

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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. November 2024.