

# 3 & 4 Market Place

## Banbury, Oxon, OX16 5LG



**For Sale £185,000**  
**To Let - £20,000 per annum exclusive**  
**1,341 sq ft (124.60 sq m)**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Current Use	For Sale	Rent Per Annum	Building Insurance PA	2017 Ratable Value	EPC Rating
1,341	124.60	Retail and Financial and Professional Uses	£185,000	£20,000	£488	£13,000	N/A (Listed)

## LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has an expanding population of 42,000, a catchment of approximately 290,000, and is currently subject to considerable new housing and commercial development.

The property is located in a prime retailing location; opposite the Market Place main car park; in the heart of the town centre; surrounding occupiers including Café Nero, NatWest Bank; opposite Banbury's modern Castle Quay shopping centre currently subject to expansion to incorporate a new cinema, hotel and food retailing scheme; within easy walking distance of Banbury's main bus and London to Birmingham rail station.

## DESCRIPTION

The property comprises two adjoining Grade II premises with retail/office space on the ground floor and offices and storage to the first & second floors. The property benefits from A2 Financial & Professional use with permitted change to A1 Retail use. We consider there is scope for potential conversion of the upper floors to residential accommodation.

## SERVICES

Mains water, electricity and drainage are connected to the property but have not been tested by the agents.

## RATES

The rateable value for the premises is £13,000. This is not what you pay, further information is available from the agents.

## ACCOMMODATION

The net internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice are as follows:

Floor	Use	Sq M	Sq Ft
Ground	Retail Zone A	42.10	453
	Retail Zone B	0.60	7
	Office	10.90	117
	Kitchen	5.70	61
First	Offices	30.50	328
	W/Cs	n/a	
	Storage	7.30	79
Second	Storage	27.50	296
	W/Cs	n/a	
<b>TOTAL</b>		<b>124.60</b>	<b>1,341</b>

## TERMS

The property is available to purchase freehold for £185,000 or alternatively is available on a new lease at a rental of £20,000 per annum exclusive.

## INSURANCE

The current building insurance premium for the premises is £488 per annum.

## VAT

VAT is not payable on the capital value or rental value.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

By prior appointment, please contact:

**Chris White or Harvey White**

Tel: 01295 271000

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

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

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.

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