

8 Butchers Row

Banbury, Oxon, OX16 5JH



FOR SALE
Offers in excess of £125,000
To Let - £10,000 pax

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
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Sq Ft	Sq M	Use	For Sale	Rent Per Annum	2017 Ratable Value	EPC Rating
1,248	116.03	Sui Generis	£125,000	£10,000	£5,600	C - 73

LOCATION

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

The premises are situated within the pedestrianised area of the town centre with surrounding occupiers including Pinto Lounges Bar, Tesco Express, Greggs Bakery and Savers all nearby.

DESCRIPTION

The premises are constructed of brick elevations under a pitched slate covered roof with a ground floor retail unit and first and second floor office/storage accommodation previously occupied as residential accommodation.

TERMS

The whole property is available for sale at a price of £125,000. The property is alternatively available on a new full repairing lease at a rental of £10,000 per annum exclusive.

RATES

The rateable value for the premises is RV £5,600. The property is eligible for Small Business Rates Relief where under current legislation no rates are payable. This will need to be claimed by the ingoing tenant.

Further information is available from White Commercial Surveyors.

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	33.87	364
	Stores	18.5	199
First	Office/Stores	33.32	358
	Kitchen	3.22	35
	Stores	2.63	28
Second	Office	17.55	189
	Stores	6.94	75
TOTAL		116.03	1,248

SERVICES

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

VAT

VAT is payable in addition to all costs quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk
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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