

# Retailing / Leisure / Office Opportunity

## 60 – 62 Broad Street

### Banbury Oxon OX16 5BL



**For Sale/To Let**  
**c. 4,500 sq ft (418.06 sq m)**  
**£42,500 per annum exclusive**  
**Incentives available**

**WHITE COMMERCIAL SURVEYORS LTD**

Charter Court, 49 Castle Street  
Banbury, Oxfordshire, OX16 5NU

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)

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**commercial.co.uk**

Sq Ft	Sq M	Use	Rent Per Annum	Long Leasehold Interest	Est. Service Charge PA	2017 Ratable Value	EPC Rating
4,500	418.06	Retail	£42,500	£425,000	£1,575.15	TBC	B - 39

## 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 property is positioned in a busy position on Broad Street, situated within the pedestrianised area of the town centre. Neighbouring occupiers include Barclays Bank, Robert Dyas, Ladbrokes, White Stuff and the British Heart Foundation.

## DESCRIPTION

The premises comprise a prominently situated ground floor unit, which forms part of a major redevelopment of an iconic former cinema building in Banbury's town centre. The building is arranged over four floors, with commercial use to the ground floor and residential above. The property could suit a variety of uses and these will be considered by the landlord, subject to planning.

The property is to be refurbished to a clean 'shell specification' which will include WC and kitchen facilities. Further details are available from White Commercial.

## ACCOMMODATION

The property has an approximate gross internal area of 4,500 square feet (418.06 square metres). All interested parties are advised to carry out their own measured survey to confirm.

Floor	Use	Sq M	Sq Ft
Ground	Retail	418.06	4,500
<b>Total</b>		<b>418.06</b>	<b>4,500</b>

## TERMS

The premises are available on a new effective fully repairing and insuring lease at a rent of £42,500 per annum, exclusive of VAT other outgoings.

## LONG LEASEHOLD INTEREST

The property is also available on a long leasehold basis for the price of £425,000.

## SERVICE CHARGE & BUILDING INSURANCE

There is a service charge payable in respect of maintenance, electricity and cleaning of the shared/common areas, as well as external building maintenance. Further details are available from the agent.

## SERVICES

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

## EPC

The EPC for the unit is B – 39.

## RATES

The rateable value for the premises is due to be reassessed by the Valuation Office. Further information is available from White Commercial Surveyors.

## VAT

VAT is payable in addition to the rent.

## 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](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.

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.

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