Calthorpe Manor Gatehouse,

Calthorpe Street, Banbury, Oxon, OX16 5EX

FOR SALE

INVESTMENT FOR SALE
WITH DEVELOPMENT POTENTIAL
TOTALLING 1,145 sq ft

OFFERS INVITED IN EXCESS OF £400,000

WHITE COMMERCIAL SURVEYORS LTD
01295 271000
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DESCRIPTION	SQ M	SQ FT	FREEHOLD	INCOME PAX	LEASE TERMS	RATEABLE VALUE	EPC
Calthorpe Manor Gatehouse	106.38	1,145	OIE £400,000	£18,780	Expiry 01/02/2025 FRI	£5,900	E - 114

LOCATION

Banbury is situated at Junction 11 of the London to Birmingham M40 and is the main North Oxfordshire centre for commerce and industry, with its population approaching 52,000 and a catchment of approximately 160,000. The town is undergoing significant commercial growth.

The property is positioned fronting Calthorpe Street, situated within the town centre, just off the main High Street and South Bar Street.

DESCRIPTION

The premises comprise three separate buildings, on a site of 0.117 acres (5,100 sq ft), with secure car park to the rear of the premises.

Each building is 2-storey and are a mixture of stone and brick construction. The left-hand building has a tiled roof, period features, is well fitted and is used as a tea-room with kitchen to ground floor and a beauty treatment room above.

The central unit is rendered white with a slate roof and is currently used for hairdressing. The right-hand building is mainly of brick construction, with a slate roof and stone facia. The ground floor is used as a nail-bar and has further treatment rooms to first floor.

There is a Dropbox with lease & plan info:

https://www.dropbox.com/sh/7fw7methqinnxpd/AAAWx_EQWzOt5ET2xP5pdpVPa?dl=0

TERMS

The site and buildings are available on a freehold basis for a price in excess of £400,000, subject to the existing leases. The current passing rent is £18,780, held on a fully repairing and insuring lease, with lease expiry on 1st February 2025.

DEVELOPMENT POTENTIAL

We consider that the site and buildings have development potential for office, residential or retail uses, subject to the usual planning consents and building regulations being obtained.

SERVICES

We understand that all mains services are connected to each premises, excluding gas, but none of these services have been tested by the agents.

VAT

The buildings are not opted for taxation and as such VAT is not chargeable.

VIEWING AND FURTHER INFORMATION

Please contact Chris White or Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk

Chris White

Harvey White

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.

The Property Ombudsman

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