

11 – 11a & 11b Market Place Banbury, OX16 5UA

INVESTMENT FOR SALE WITH PLANNING
CONSENT FOR RESIDENTIAL CONVERSION



11-11a - 2,670 sq ft & 11b - 282 sq ft + basement
Offers invited in excess of £475,000

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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Sq Ft	Sq M	FREEHOLD	CURRENT RENTAL INCOME	LEASE TERMS	Rateable Value	EPC's
2,670 & 282	248.1 & 26.2	OIE £525,000	Leport & Co Solicitors - £23,000pax Reynolds Blinds - £10,000pax	Leport and Co Solicitors – Expiry 25/12/2026 Reynolds Blinds – Expiry 02/05/22 - holding over	11-11a - £21,500 11b - £10,250	To be assessed

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 situated in a prominent and busy position within the pedestrianised section of the Market Place, in Banbury's town centre.

The building fronts the main market place public car park and Banbury's Castle Quay shopping centre; which has recently been subject to significant expansion, including construction of a new cinema, hotel, food retailing scheme and 'Lock 29' Market.

Description

The premises, an imposing three-storey Grade II listed building, comprises two self-contained retail/office units, each fully let with their own kitchens and WC's, with 11-11a leased to Leport and Co Solicitors and 11b leased to Reynolds Blinds.

Planning permission has been granted for the conversion of the first, second and third floors to provide 3 self-contained flats – see [20/03662/F](#) for full information.

Please also refer to the listed building determination [21/01457/LB](#) which permits alterations (subject to conditions) to the building in order to facilitate the conversion of the first, second and third floors of the building.

Terms

The property is available freehold, subject to the leases held by Reynolds Blinds and Leport and Co Solicitors, with offers invited in excess of £475,000.

Additional Information

For additional information, please request via the agents.

Accommodation Areas

For a breakdown of the accommodation areas, similarly request via the agents.

VAT

We understand that the premises is opted for taxation purposes and as such VAT will be chargeable upon the purchase price.

Services

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

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

and harvey@whitecommercial.co.uk



Chris White



Harvey White

VIEWING AND 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.

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Site Location Plan

Scale. 1 : 1250

Site Location and Block Plans relate to 11-11a conversion only – Ground Floor 11b is also included within the sale

Viewing strictly by prior appointment with White Commercial:



Contact: Chris White
and Harvey White
E: chris@whitecommercial.co.uk
E: harvey@whitecommercial.co.uk
T: 01295 271000

GROSS INTERNAL FLOOR AREAS:

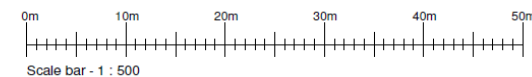
- FLAT 1 = 62m²
(56m² + circulation)
- FLAT 2 = 61m²
(55m² + circulation)
- FLAT 3 = 78m²*
(64m²* + circulation)

* includes some areas of low headroom



Block Plan

Scale. 1 : 500



NORTH

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