

**Attractive Three-Story Town Centre Building  
with Residential Conversion Potential  
88 High Street  
Banbury, OX16 5JE**

**FOR SALE**



**Whole Building - 2,574 sq ft (239.13 sq m)  
Freehold offers invited in excess of £400,000**

WHITE COMMERCIAL SURVEYORS LTD

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

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Sq Ft	Sq M	Current Use	Freehold	Building Insurance PA	Rateable Value	EPC
2,574	239.13	Class E	Offers in excess of £400,000	Approx. £1,800	Whole - £23,250	C - 72

### 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 such as White Stuff, Café Nero, Robert Dyas, Natwest & Barclays.

### Description

The premises comprise an imposing and prominently situated Grade II listed brick-built building. Arranged over three floors and with a fantastic frontage onto the High Street, the unit could be suitable for a wide variety of potential uses.

We consider that the upper floors, accessible via an existing separate entrance, have potential for conversion to residential, subject to the usual building and planning consents.

### Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq M	Sq Ft
Cellar	Storage	14.68	158
Ground	Retail Zone A	95.77	1,031
First	Office/Stores	49.24	530
Second	Office/Stores	61.32	660
Third	Storage	18.12	195
<b>Total</b>		<b>239.13</b>	<b>2,574</b>

### Terms

The building is available freehold, with offers invited in excess of £400,000.

### Potential Ground Floor Retail Income

For further information in this regard, please do discuss with White Commercial.

### Services

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

### Rates

The rateable value for the whole building is £23,250.

This is not what you pay. Further details are available from White Commercial.

### VAT

We understand the premises are not opted for taxation and as such no VAT will be chargeable upon the purchase price.

### Viewing and further information

Please contact Chris White & Harvey White

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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.

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. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. April 2022.