

**Industrial Unit with Secure Yard  
Involvement Packing Premises  
Overthorpe Road, Banbury, OX16 4SY**

**INDUSTRIAL INVESTMENT  
FOR SALE**



**9,962 sq ft (925.53 sq m)**  
**Current Rental Income (Highly Reversionary) - £44,800 pa (£4.50 per sq ft)**  
**Offers invited in excess of £750,000**

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Freehold	Current Rental Income PA	Tenant	Lease Term	Service Charge PA (21/22)	Building Insurance PA	Rateable Value	EPC
9,962	925.53	OIE £750,000	£44,800	Involvement Packing Ltd (Company number 01605376)	Expiry – 31/01/24	£1022.50	£3,778.48	£40,750	E - 124

#### Location

The property is situated at Overthorpe Road on the Overthorpe Industrial Estate within 1/2 mile of Junction 11 of the M40 London to Birmingham motorway.

Banbury is the main North Oxfordshire centre for commerce and industry and has a population approaching 52,000 with a catchment of approximately 160,000 with considerable new housing and commercial developments taking place.

#### Description

The premises comprise a detached industrial unit of cavity brickwork construction under a fibre-cement pitched and clad roof. Windows are metal framed single glazed units – and the main loading door to the unit comprises a galvanized metal roller shutter. The yard area comprises a series of concrete bays and tarmacadam with boundaries comprising a mix of timber, chain link and palisade fencing.

We consider that the potential ERV for the property, in a good state of repair will equate to circa £70,000 per annum exclusive.

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

Floor	Use	Sq M	Sq Ft
Ground	Industrial/Warehouse	849.05	9139
	Offices	46.64	502
	Office (porta-cabin)	11.10	119
	Porta cabin area	18.74	201
<b>Total</b>		<b>925.53</b>	<b>9,962</b>

#### Terms

The property is available freehold, subject to the existing lease to Involvement Packing Ltd. The lease is fully repairing and insuring for a term of 5 years from 1<sup>st</sup> February 2019. The lease is included within the security of tenure provisions of the Landlord and Tenant Act.

**Offers are invited in excess of £750,000, subject to contract.** A copy of the lease is available upon request from White Commercial Surveyors. We understand VAT will be chargeable upon the purchase price.

#### Service Charge and Insurance Costs

A service charge of £981.60 per annum (21/22) is payable in respect of the maintenance and repair of the main estate road. The building insurance premium currently equates to £1022.50 per annum plus VAT.

#### Services

We understand that mains water and electricity is provided with foul drainage to septic tank. None of these services have been tested by the agents.

#### 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.

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