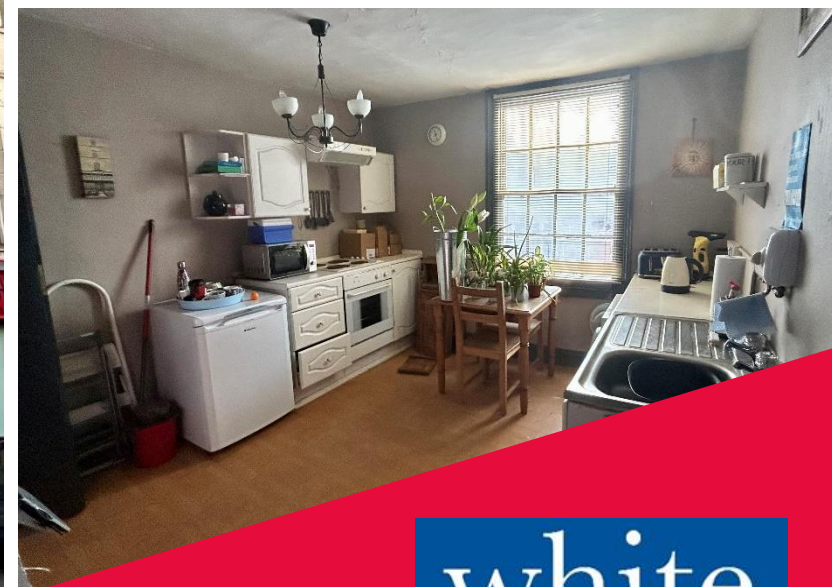


**41-42 High Street, Banbury, Oxfordshire, OX16 5LA**

**Ground Floor Retail Situated Within Three Storey Property with Development Potential**

**For Sale – 1,398 sq ft – Offers invited in excess of £120,000**



**white**  
commercial.co.uk



Sq Ft	Sq M	Freehold	Service Charge	Business Rates	EPC
1,398	129.80	Offers in excess of £120,000	N/A	£9,200	C - 65

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40. The town has a population approaching 50,000 and a catchment of approximately 160,000. Banbury is an expanding town with considerable new housing and commercial developments taking place.

The property is situated immediately adjacent to Banbury's famous Banbury Cross, the focal point of the town's business district.

### Description

The Grade II listed terraced property is arranged over three stories plus basement and is situated at the top of Banbury's High Street and within the conservation area of the town.

To ground floor is a bright retail unit benefiting from Class E use, together with a basement, which is currently used for storage. To first floor is an office and separate staff room and toilets, with storage to both second and third floors.

We consider there is potential for development of the upper floors to residential, subject to the relevant planning consents being obtained.

### Services

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

### Terms & VAT

The premises are available freehold with full vacant possession. Offers are being invited over £120,000, subject to contract. We are advised that VAT will not be payable in addition to the purchase price.

### Business Rates

The Rateable Value is £9,200. This is not what you pay. It may be possible to claim a small business rates relief discount, subject to eligibility.

### Accommodation

Floor	Use	Sq Ft	Sq M
Basement		348	32.30
Ground	Retail	370	34.40
First		289	26.80
Second		306	28.40
Third		85	7.90
<b>Total</b>		<b>1,398</b>	<b>129.80</b>

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)



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### 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. January 2024.