

## BANBURY LINCOLN CHAMBERS, 11, 11A & 11B MARKET PLACE, OX16 5UA

- Freehold retail & office investment
- Town centre location
- Grade II Listed
- Future alternative use potential (subject to planning)
- Producing £33,000 per annum

### DESCRIPTION

11/11A is arranged as offices over basement, ground and three upper floors. The third floor is unconverted and is used as storage offering potential for conversion, subject to consents. The ground floor units are interlinked with the rest of the building but there is separate access to the upper floors offering the potential for them to be self contained. There are WCs at first and second floor level and a kitchen on the second floor. 11B provides a newly refurbished shop unit arranged over ground floor and basement level (including WC).



### LOCATION

**Summary:** A prominent position in a market square location within the town centre close to the Castle Quay Shopping Centre  
**Miles:** Oxford 26 miles, Warwick 20 miles, Birmingham 52 miles  
**Roads:** A4260, A422, A361, M40 (junction 11)  
**Rail:** Banbury railway station (direct services to London Paddington and Marylebone)  
**Nearby Occupiers:** HSBC, Nationwide, Halifax, Ladbroke's, Marks & Spencer

### TENURE

Freehold

### VAT

Refer to the legal documentation

### EPC

No EPC required

ADDRESS TENANT		FLOOR	USE	SQ M	SQ FT	LEASE TERMS	RENT £ PA
11/11A	John Stephen Leport & Satyanam Singh t/a Leport & Co	Ground	Offices	52.03	563	20 years from 26/12/2006	£23,000 (1)
		First	Offices	52.94	570		
		Second	Offices/kitchen	68.41	736		
		Third/attic	Ancillary storage	68.24	735		
		Basement	Ancillary storage	28.05	302		
		Total		269.67	2,903		
11B	Reynolds Blinds (Banbury) Ltd	Ground	Retail	23.38	252	5 year lease from 03/05/2017	£10,000
		Basement	Ancillary	23.21	250		
TOTAL							£33,000

(1) 5 yearly rent reviews

Seller's Solicitor

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