

Retail Investment

47 & 48 High Street, Banbury, OX16 5LA



WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

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Investment Summary

- Two retail properties for sale
- Town Centre location
- Fully let units with a combined current rental income of £36,500
- Guide price £450,000



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 subject premises are situated on Banbury High Street, within sight of Banbury Cross. Surrounding occupiers include Pizza Express, The Secret Garden Florist, Pinto Loungers Bar and Tesco Express.

Description

The premises comprise two separate but adjoining retail units which are both fully let on separate leases to Wigwam Estate Agents <https://www.wigwamonline.com/> and Walford and Round Opticians <http://www.walford-and-round.co.uk/> established in 1927! . Full lease and income information is available from White Commercial Surveyors together with relevant plans.

Services

We understand that all mains services are connected to the premises (except for gas). None of the above services have been tested by the agents.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents.

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. February 2019.

Premises	For Sale	Sq Ft	Tenant	Current Passing Rent	Current Lease Terms	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
47 High Street	£450,000	1,719	Walford & Round	£18,500 PA	10 years from 1 st July 2019	£1,342.58	£11,250	E - 110
48 & 48a High Street		1,337	WigWam	£18,000 PA	5 Years from 28 th November 2015		£17,000	D - 99



Terms

47 & 48 High Street are available for sale at a guide price of £450,000 for both units. The units are being sold together because there is a flying freehold on the first floor between the properties.

VAT

VAT is payable in addition.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Further Information

Further information is available from White Commercial Surveyors. Please contact Chris White chris@whitecommercial.co.uk or 01295 271000.

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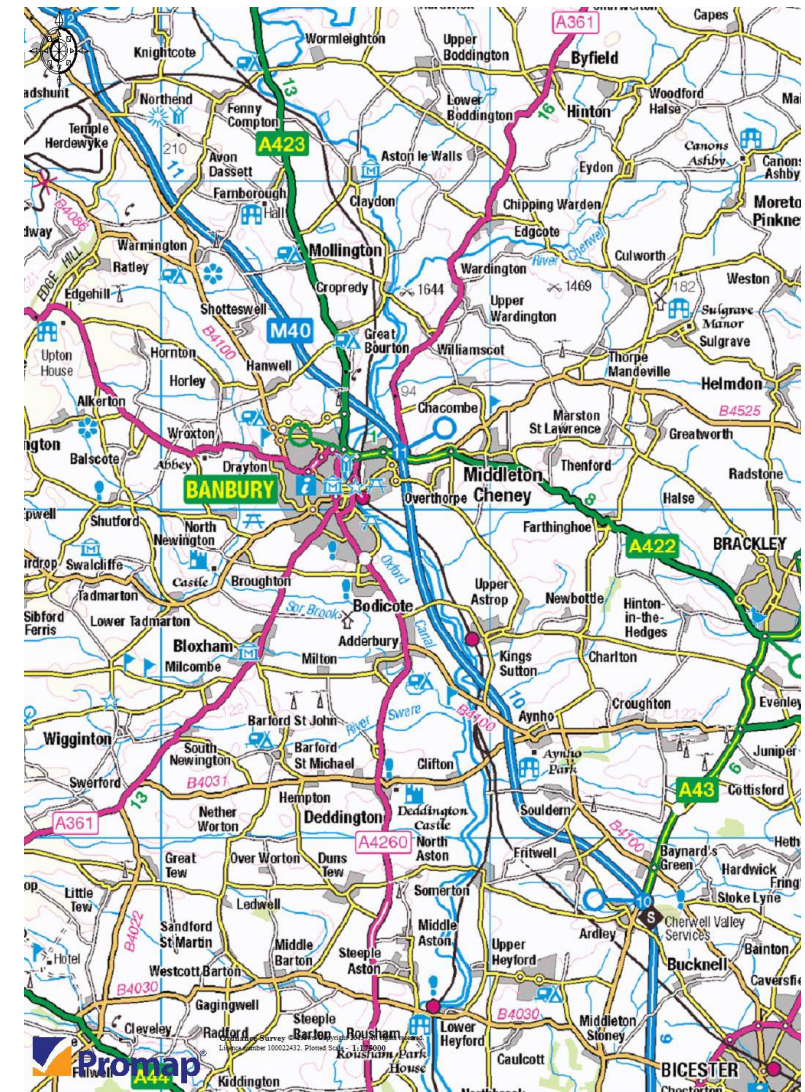


Viewing strictly by prior appointment with White Commercial:



01295 271000

Contact: **Chris White**
Email: chris@whitecommercial.co.uk
Tel: **01295 271000**



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