

# 66 High Street

Banbury Oxon OX16 5JJ



**For Sale - offers in excess of £375,000**  
**To Let (ground floor and basement) £25,000 pax**  
**Additional rental for the upper floors**

**WHITE COMMERCIAL SURVEYORS LTD**

Charter Court, 49 Castle Street  
Banbury, Oxfordshire, OX16 5NU

**01295 271000**

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



| Sq Ft | Sq M  | Use | For Sale (offers in excess of) | Rent Per Annum | Approx. Building Insurance Per Annum | 2017 Ratable Value | EPC Rating |
|-------|-------|-----|--------------------------------|----------------|--------------------------------------|--------------------|------------|
| 4,507 | 418.8 | A2  | £375,000                       | £25,000        | £1,800                               | £30,500            | N/A        |

## 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 close to Lloyds Bank, Tesco Express, Greggs Bakery and Savers all nearby.

## DESCRIPTION

The premises comprise an impressive three storey Grade II Listed building which benefits from A2 Financial and Professional use.

The premises benefit from central heating, a large courtyard/garden to the rear and the potential for the upper floors to be converted to residential use (subject to planning).

## TERMS

### Rent

The ground floor and basement of the property is available on a new full repairing lease at a rental of £25,000 per annum exclusive of VAT and other outgoings and subject to contract. The upper floors can be included or let separately (terms to be discussed).

### For Sale

The Freehold of the whole property is available at offers in excess of £375,000.

## RATES

The rateable value for the premises is RV £30,500. This is not what you pay; further information is available from White Commercial Surveyors.

## BUILDING INSURANCE

Circa £1,800 per annum (based on 2017-18 figures).

## ACCOMMODATION

The net internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice are as follows:

| Floor         | Use               | Sq M         | Sq Ft        |
|---------------|-------------------|--------------|--------------|
| <b>B'ment</b> | Storage           | 47.4         | 510          |
| <b>Ground</b> | Sales/ancillary   | 180.5        | 1,942        |
| <b>First</b>  | Offices/ancillary | 108.9        | 1,172        |
| <b>Second</b> | Offices           | 82.0         | 883          |
| <b>TOTAL</b>  |                   | <b>418.8</b> | <b>4,507</b> |

## SERVICES

Mains water, electricity, gas and drainage are connected to the property but have not been tested by the agents.

## VAT

The property is VAT exempt.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White

Tel: 01295 271000

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

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.

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