

The Old Malthouse

St Johns Road Banbury OX16 5HX



For Sale £850,000
To Let £90,000 pax
9,145 Sq Ft Business Premises

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Use	For Sale	Rent Per Annum	Approx. Building Insurance Per Annum	2017 Rateable Value	EPC Rating
9,145	849.60	B1	£850,000	£90,000	£3,000	£62,500	N/A

LOCATION

Banbury is conveniently positioned at Junction 11 of the M40 London to Birmingham Motorway.

Strategically situated within an established residential area close to the inner relief road and to Banbury town centre, The Old Malthouse affords excellent access to Banbury Town and the established professional areas of South Bar and West Bar.

DESCRIPTION

The Old Malthouse is a Grade II listed building which was built by the Austin Brewery Company as a malting house in c. 1830 and converted to offices in the 1990's. Behind its attractive façade has been created a spacious office building, suitable for use as offices or other uses within Class B1.

The twenty-nine car parking spaces are currently provided with the unit, twenty of which are in the covered area to the rear of the ground floor where there is also a storage area.

TERMS

The premises are available for sale at £850,000 or to let on a new fully repairing lease at £90,000 per annum exclusive with a rent free period to be agreed for fit-out.

We advise that there will be a 95% overage provision in favour of the Vendor if the premises are subsequently developed for residential purposes.

BUILDING INSURANCE

A building insurance cost of approximately £3,000 per annum will be payable (based on 2017-18 figures).

RATES

We understand from the Valuation Office website that the 2017/18 rateable value for the premises is £62,500. This is not what you pay; please contact White Commercial for further information.

ACCOMMODATION

Gross internal areas measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Sq M	Sq Ft
Ground	157	1,690
First	579.6	6,239
Second	113	1,216
TOTAL	849.60	9,145

SERVICES

Mains water, electricity and drainage are connected.

VAT

All terms quoted are exclusive of VAT, which is payable.

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
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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