

# Retail Investment

46, 47 & 48 High Street, Banbury, OX16 5LA



WHITE COMMERCIAL SURVEYORS LTD

**01295 271000**

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

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# Investment Summary

- Three retail properties for sale
- Town centre location
- Fully let units with a combined current rental income of £55,000
- Guide price £730,000
- Can be purchased separately



## 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 three separate but adjoining retail units which are all fully let on separate leases. Full lease and income information is available from White Commercial Surveyors.

## 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. October 2017.*



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Premises	For Sale	Sq Ft	Tenant	Current Passing Rent	Current Lease Terms	Building Insurance Per Annum	2017 Rateable Value	EPC Rating
46 High Street	£220,000	941	Master Kehabs	£16,000 PA	10 years from 31 <sup>st</sup> October 2008	£744.55	£8,400	F - 133
47 High Street	£260,000	1,640	Worford & Round	£21,000 PA	10 years from 24 <sup>th</sup> June 2008	£1,342.58	£11,250	TBA
48 & 48a High Street	£250,000	1,280	WigWam	£18,000 PA (Increasing to £20,000 from 28 Nov 2018)	5 Years from 28 <sup>th</sup> November 2015		£17,000	TBA

**UNDER OFFER**



#### Terms

46 High Street is available for sale at £220,000. 47 High Street is available for sale at £260,000 and 48 & 48a is available for sale at £250,000.

#### 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.

#### VAT

VAT is payable in addition.

#### Legal Costs

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

#### Information Pack

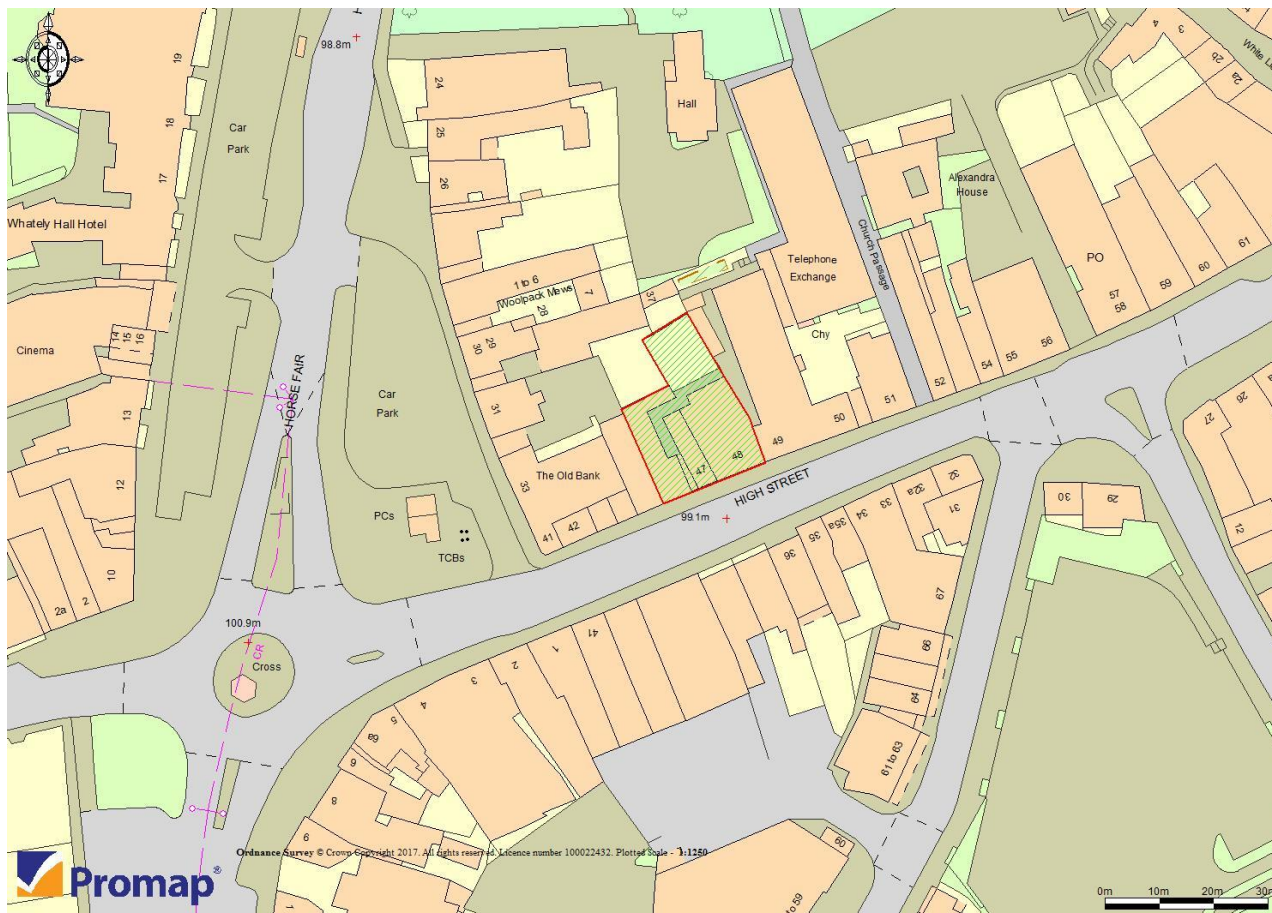
An additional information pack is available from White Commercial Surveyors.

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Viewing strictly by prior appointment with White Commercial:



**01295 271000**

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