

RETAIL PREMISES TO LET OR FOR SALE OPPOSITE WHITE STUFF STORE


wild
PROPERTY CONSULTANCY

4 High Street
Banbury, OX16 5DZ

UPDATED

With conversion to
residential potential



01295 817 606
wild-property.co.uk

INTERIOR



LOCATION

Banbury was a 2016 finalist in the Great British High Street competition organised by the Department of Communities and Local Government.

It is a busy market town in North Oxfordshire with a population of approx 45,000. It has a strong and diverse economic base of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the south and west of the town. Banbury's town centre includes a wide range of retailer representation including the national names of Marks and Spencers (food and department store), Debenhams, H&M and Gap. There a complementary range of independent retailers within the town.

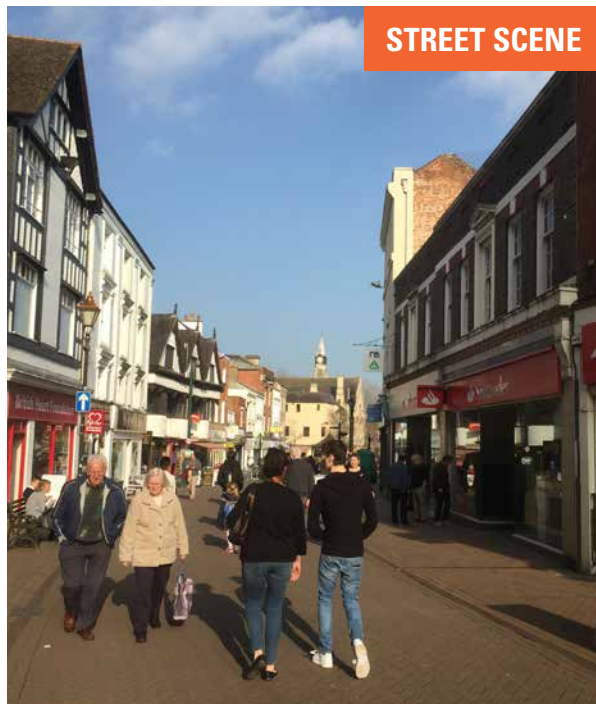
Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments. The town has excellent communication links. The railway station is a ten minute walk from the premises with fast direct links to London Marylebone, Birmingham Mainline Stations, Oxford, Reading and the South Coast. The town also benefits from being situated immediately at Junction 11 of the M40.

The property is located in a prime pedestrianised position close to the entrance to Castle Quay and opposite Café Nero with other occupiers in close proximity including; White Stuff, Shoe Zone, Ryman's, Robert Dyas, The Works, Barclays and Nat West.

Wild Property Consultancy Ltd

Banbury: The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | F: 01295 817601

STREET SCENE



DESCRIPTION

The subject property provides regular shaped ground floor retail premises situated on the pedestrianised High Street.

There is a self contained first and second floor providing additional accommodation with a separate access from Pepper Alley. These parts whilst dilapidated have the capability subject to appropriate consents for conversion to residential accommodation. Other property along Pepper Alley is due to be developed for residential use.

The building is Grade II Listed.

ACCOMMODATION

The property comprises a ground floor shop with separate self contained upper floors providing additional accommodation. It has the following areas and dimensions:

Gross Frontage	26 ft 5 ins	8.06 metres
Internal Width (max)	21 ft 2 ins	6.46 metres
Shop Depth	71 ft	21.60 metres
Built Depth	86 ft	26.30 metres
Ground Floor Sales	1,205 sq ft	112 sq m
Shop ancillary (ground floor)	212 sq ft	112 sq m
First & Second Floor (front)	1,974 sq ft	183 sq m
Total Building	3,391 sq ft	315 sq m

Floor plans are available.

TENURE

The property is available on a new lease for a term of years to be agreed. A tenant would be liable for the repair of the premises and for payment of the building insurance.

The shop is available to rent on a new lease at £25,000 p.a.

Alternatively the freehold of the property is available at £250,000.

All figures stated are exclusive of VAT.

BUSINESS RATES

The existing Rateable Value (RV) of £27,250 needs to be revised following the separation of the back element of the property. We estimate the revised RV would be in the region of £25,000. This is not the annual amount payable. The annual amount payable is in the region of 50% of the RV. Applicants should check with Cherwell District Council <https://www.cherwell.gov.uk/info/191/business-rates>

This property might be eligible for assistance and a reduced amount payable until March 2019 under an empty property relief scheme. Again contact Cherwell District Council for further information.

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

FURTHER INFORMATION

Is available from Neil Wild

t: 01295 817606

m: 07801 164034

e: neil@wild-property.co.uk

www.wild-property.co.uk



PEPPER ALLEY
ELEVATION

Wild Property Consultancy Ltd

Banbury: The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | F: 01295 817601

Commercial Property | Chartered Surveyors | Asset Management | Investment

Energy Performance Certificate

Non-Domestic Building



4 High Street
BANBURY
OX16 5DZ

Certificate Reference Number:
9709-3022-0876-0400-9905

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **81**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 202
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 85.51

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.