

SHOP PREMISES TO LET or FOR SALE

Potential for Alternative Uses



38 PARSONS STREET,
BANBURY, OX16 5NA

Rent of £700 per month*
or Purchase for £115,000*



*figures exclude VAT

01295 817 606
wild-property.co.uk

LOCATION

Banbury 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 Marks and Spencers (food and department store), Debenhams, H&M, Gap and Bhs.

Banbury is popular for town centre living with a number of conversion or new build scheme having taken place for apartments including the upper floors of this property. The town has excellent communication links. The railway station is a 5 to 10 minute walk from the town centre 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.

Parsons Street is fully pedestrianised in Banbury's Old Town with servicing permitted at the start and end of the working day. The street is a popular route into the town centre from Horsefair and North Bar and has a vibrant retail community with a good mix of speciality shops, cafes and bars. The Old Town Association helps businesses to support one another and promotes the area to the general public with twice yearly street festivals.

DESCRIPTION

It is a ground floor shop with a rear store and WC facility. There is access via the back for servicing. The shop has laminate flooring, new electric heating and Category 2 lighting. It has a good display shop front and includes the external area with potential for external displays / seating.

Frontage: 5.35 m / 17ft 6 ins

Built Depth: 12.33 m / 40 ft 5 ins

Overall size: 63.55 sq m / 684 sq ft

TERMS

To lease or purchase.

A lease for a term of years to be agreed at a rent of £700 per month. The rent includes a contribution towards the costs of repairing the exterior and for the landlords building insurance. Rent is payable monthly in advance. In addition VAT is charged. In certain circumstances a deposit may be payable.

Alternatively the long leasehold interest can be purchased at a price of £115,000 plus VAT. The lease is a term of 199 years at a peppercorn rent.

Each party to pay their own costs.



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

Parsons Street



BUSINESS RATES

Subject to qualifying criteria a business would be eligible for small business rates relief (SBRR) meaning only approx. £1,750 for the year 2016/17. Contact Cherwell District Council to verify this information on 01295 252535 or www.cherwell.gov.uk

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

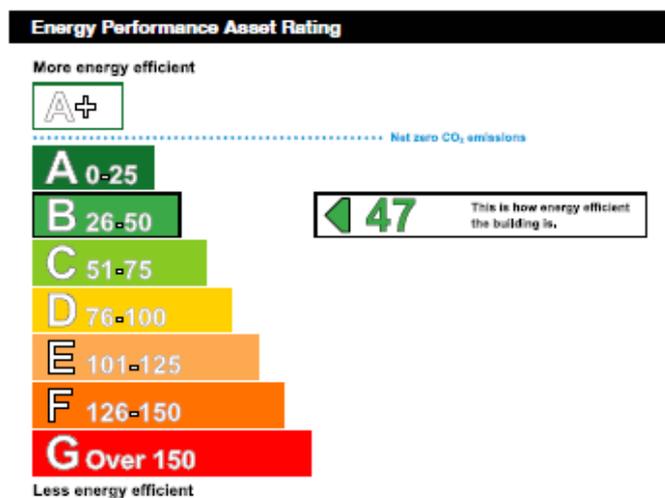
t: 01295 817606

m: 07801 164034

e: neil@wild-property.co.uk

www.wild-property.co.uk

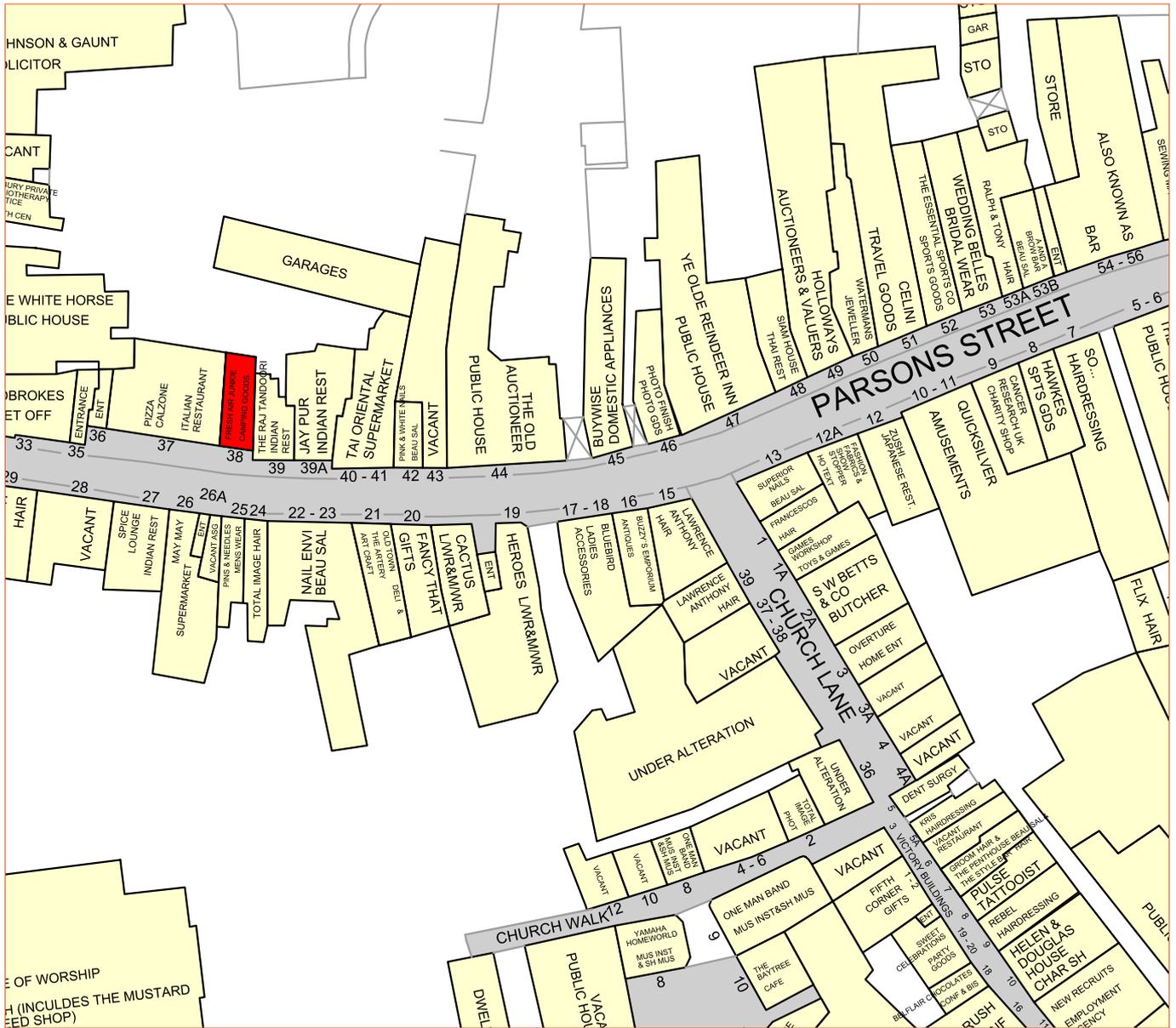
ENERGY PERFORMANCE CERTIFICATE



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



IMPORANT NOTICE

Please note a Director of Wild Property Consultancy has a financial interest in this property. We give notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

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