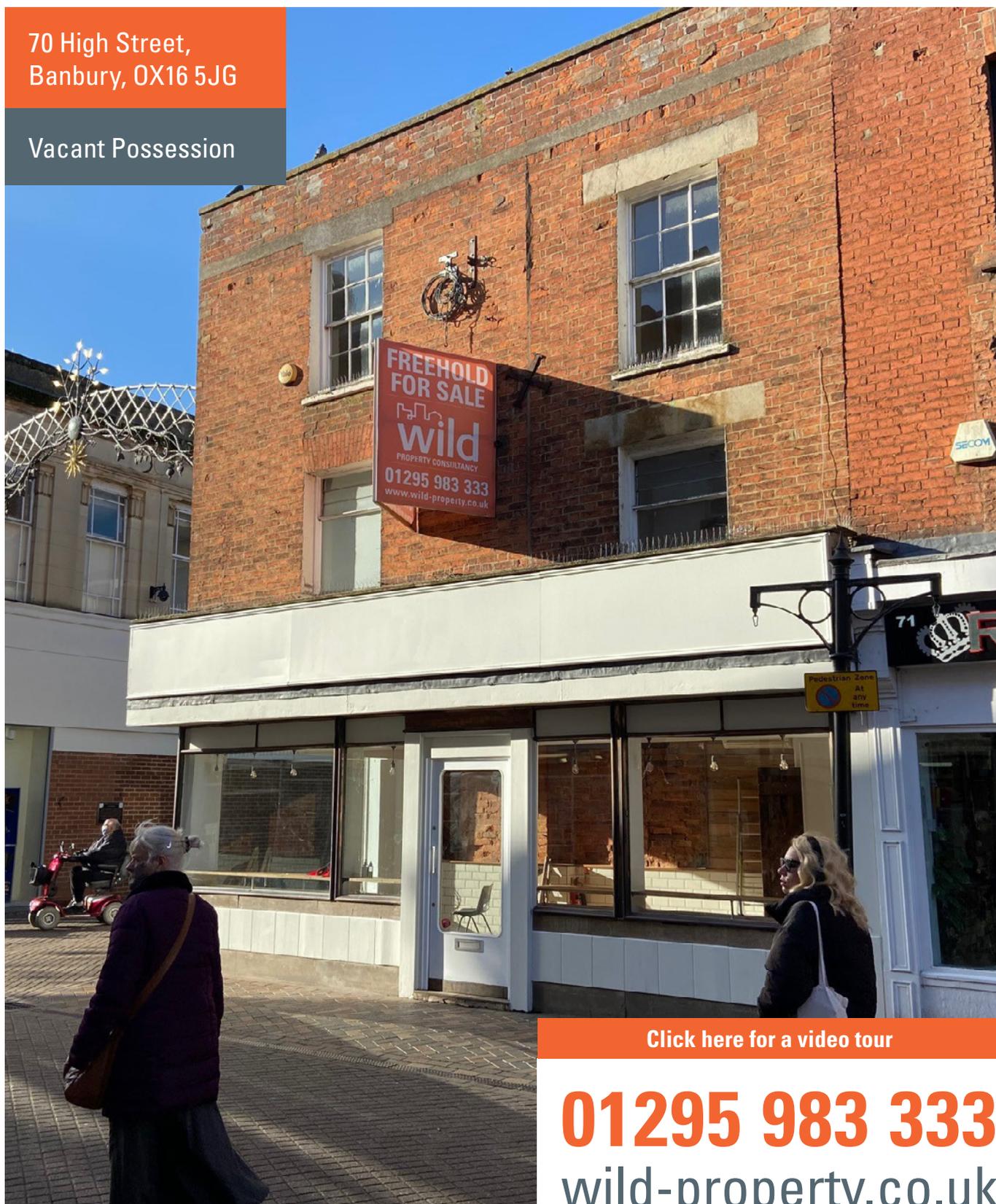


FOR SALE OR LEASE



70 High Street,
Banbury, OX16 5JG

Vacant Possession



[Click here for a video tour](#)

01295 983 333
wild-property.co.uk

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 50,000. It has excellent communication links which is helping fuel its growth situated on the M40 and with fast rail links to London and Birmingham. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector. The Council's purchase of the shopping centre and the development of a new leisure scheme opening in 2021 adjacent to the canal will provide a further boost for the town. Banbury is popular for town centre living with a number of conversion or new build schemes having taken place for apartments increasing the town's residents.

The property is situated on a busy pedestrianised part of the High Street. It has a return frontage to Butchers Row. Nearby occupiers include Subway, CEX, Lloyds Bank, White Stuff and Café Nero.



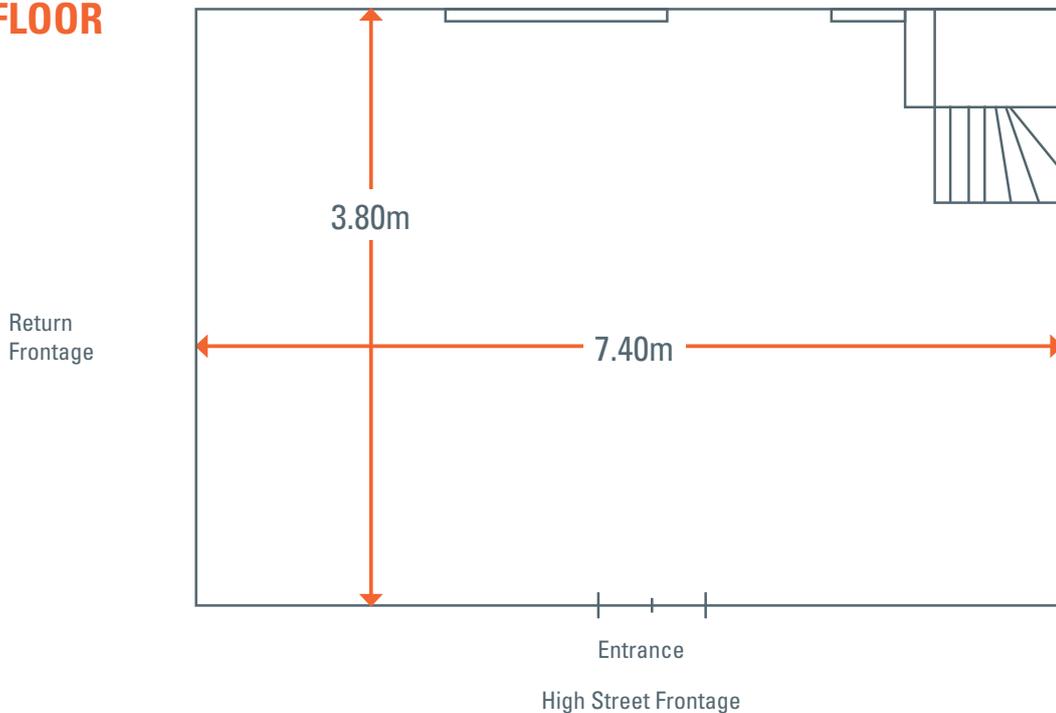
STREET SCENE



EXTERIOR

GROUND FLOOR PLAN

(not to scale)





ACCOMMODATION

The property provides a sales area at ground floor with plenty of upper floor accommodation potentially for a kitchen or, with appropriate consents, for residential use. The ground floor has a wood floor, exposed brickwork and at first floor there is a WC.

The former occupier was Lucha Burrito who used the premises as a food business – both eat in and takeaway.

GROSS FRONTAGE TO HIGH STREET	7.50 m	24 ft 8 ins
RETURN FRONTAGE	3.80 m	12 ft 6 ins
GROUND FLOOR NET AREA	26.04 sq m	280 sq ft
FIRST FLOOR KITCHEN	8.50 sq m	91 sq ft
FIRST FLOOR STORE	7.25 sq m	78 sq ft
SECOND FLOOR OFFICE	11.35 sq m	122 sq ft
SECOND FLOOR STORE	8.36 sq m	90 sq ft
TOTAL AREA:	61.50 sq m	661 sq ft

Basement: not measured (access via trap door).

BUSINESS RATES

The Rateable Value of the property is £9,100 meaning it is within the threshold for Small Business Rates Relief. A qualifying business would not be liable for payment of any business rates. Full details can be found on the Cherwell District Council website. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

The premises are subject to a small Levy to the Banbury BID. The BID is a newly formed business organisation where funds collected are used for a range of initiatives to support the town centre. <https://banburybid.com/> The charge is calculated at 1.50% of the Rateable Value and would be approximately £136 each year.

TERMS

The freehold is for sale with vacant possession at £200,000. There is **no VAT** on the sale price. Alternatively the owner will consider granting a new lease at a rent of £14,000 p.a.

STAMP DUTY

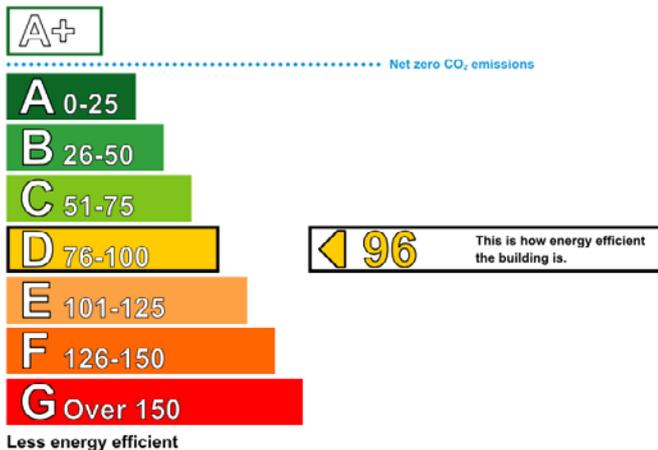
Stamp Duty Land Tax will apply on the sale.

OTHER COSTS

The buyer will be expected to contribute towards the vendor's costs by making a payment of £1,500.

ENERGY PERFORMANCE CERTIFICATE

More energy efficient



Less energy efficient



FURTHER INFORMATION

Is available from **Neil Wild**

Tel: **01295 983 333**

M: **07801 164034**

E: **neil@wild-property.co.uk**

www.wild-property.co.uk

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Commercial Property | Chartered Surveyors | Asset Management | Investment



IMPORTANT NOTICE

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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.