

FREEHOLD FOR SALE WITH VACANT POSSESSION



18/18a Horton View
Banbury, OX16 9HR

Ground floor shop and two
bed flat with parking



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 property is situated within a residential area close to the Horton Hospital, two secondary schools and a Post Office with other shops along side.

There is a large forecourt included with the property, for private and public / customer parking. There is a side access and rear garden.

ACCOMMODATION

The property comprises a ground floor self-contained shop unit and with a separate access a two bed flat situated at ground and first floor. There is mains electric, gas and water although we have not tested the services. The property requires modernisation. The gross internal floor areas are as follows:

LEASE

The lease on the shop expires 31 December 2021. The flat is vacant. The sale of the property will be with vacant possession.

PRICE

Offers are invited, to be in excess of £200,000.

BUSINESS RATES

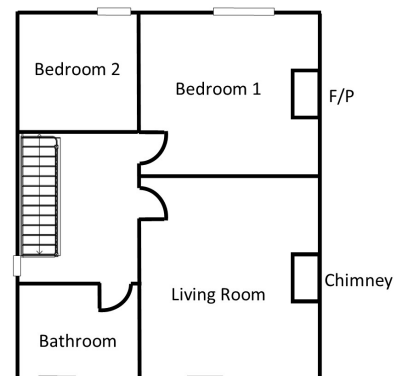
The Rateable Value of the shop is £2,050. A qualifying business would be able to claim Small Business Rates Relief, which removes all liability for payment.

EPC

An The shop EPC rating is C. The flat EPC rating is E. Please enquire for more details.



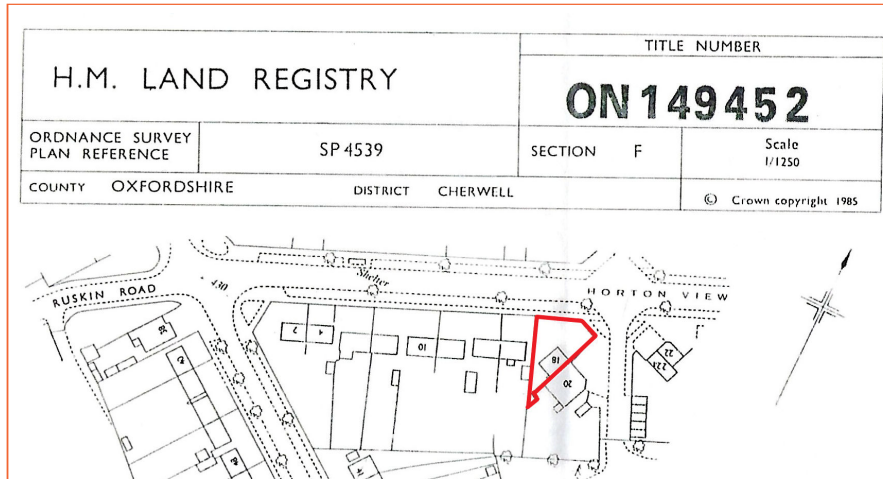
18/18A
Ground Floor



18/18A
First Floor

The gross internal floor areas are as follows:

ACCOMMODATION	M ²	FT ²
Gross Frontage	5.6 m	18.37 ft
Built Depth	6.8 m	22.3 ft
Ground Floor Retail	23.7 sq m	255.1 sq ft
First Floor Flat	38.5 sq m	414 sq ft
TOTAL	62.2 sq m	669.1 sq ft



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 and Kelly Harries
 t: 01295 983 333 m: 07801 164 034
 e: neil@wild-property.co.uk
 e: kelly@wild-property.co.uk
www.wild-property.co.uk

IMPORANT NOTICE

Wild Property Consultancy gives 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.