



**FREEHOLD  
INVESTMENT FOR  
SALE**

**70 HIGH STREET  
BANBURY**

**LEASED TO  
THE MISSING BEAN  
LTD**

**VAT EXEMPT**

Wild Property Consultancy Ltd  
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[www.wild-property.co.uk](http://www.wild-property.co.uk)



## INVESTMENT SUMMARY

- Banbury is a busy and growing commercial centre in North Oxfordshire.
- £60 million Council investment underway to redevelop the town.
- Property provides 661sq ft over three floors.
- Located at the apex of pedestrianised High Street and Butchers Row.
- The property is let to The Missing Bean Ltd, an Oxford artisan coffee roastery.
- Freehold.

- Total Income Rising To: £14,000 p.a.
- Price: £200,000
- Net Initial Yield: 6.84%
- Rateable Value: £9,100



## 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 2021-22 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.

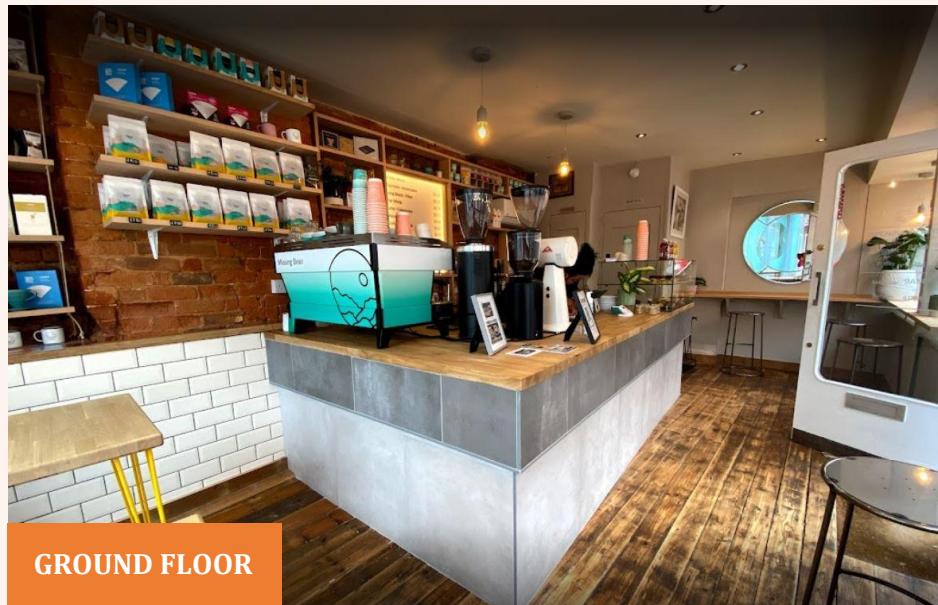
The property is situated on a busy pedestrianised part of the High Street. It has a return frontage to Butchers Row.

Nearby occupiers include Subway, CEX, Lloyds Bank, White Stuff and Café Nero.



## ACCOMMODATION

The property provides a sales and seating area at ground floor with a first floor kitchen, staff WC and store and second floor office. It has been fitted out to a high standard with contemporary furnishings.



GROUND FLOOR

<b>Gross Frontage to High Street:</b>	<b>7.50 metres</b>	<b>24 ft 8 ins</b>
<b>Return Frontage:</b>	3.80 metres	12 ft 6 ins
<b>Ground Floor Net Area:</b>	26.04 sq m	280 sq ft
<b>First Floor Kitchen:</b>	8.50 sq m	91 sq ft
<b>First Floor sub kitchen:</b>	7.25 sq m	78 sq ft
<b>First Floor WC (staff only)</b>		
<b>Second Floor office:</b>	11.35 sq m	122 sq ft
<b>Second Floor Store:</b>	8.36 sq m	90 sq ft
<b>Total Area:</b>	<b>61.50 sq m</b>	<b>661 sq ft</b>

## LEASE

The property is let to The Missing Bean Limited on a full repairing and insuring lease expiring 13<sup>th</sup> April 2028. From the 14<sup>th</sup> April 2022 rent is £14,000 per annum subject to an upwards only rent review on 14<sup>th</sup> April 2026.

The rent from 14<sup>th</sup> April 2021 to 13<sup>th</sup> April 2022 rent is £11,500. The tenant has a break clause (six months notice required) on 14<sup>th</sup> April 2024. The lease is Landlord and Tenant Act Protected.

## ABOUT THE MISSING BEAN LTD

The Missing Bean Ltd is an independent artisan coffee roaster with four shops located in Oxfordshire.

Predominately a wholesaler of their inhouse roasted coffee beans, the company expanded into the retail sector in 2009 with their first shop on Turl Street, Central Oxford.

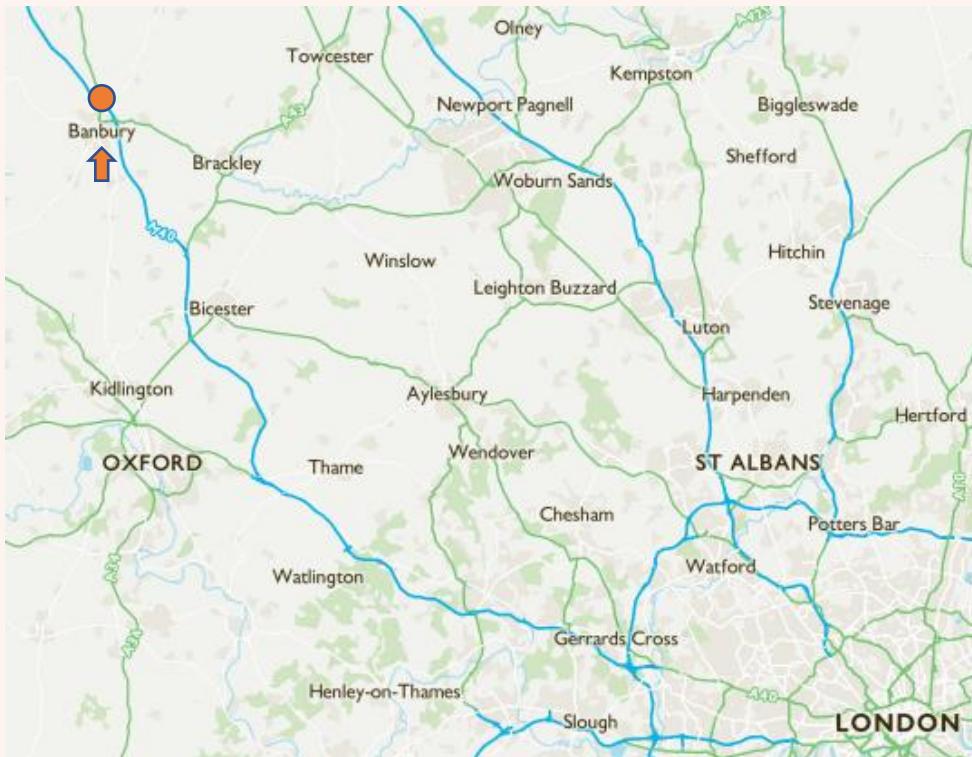
A fiercely independent company, the small team oversees all aspects of the business from sourcing to roasting, ensuring that they maintain their high environmental and ethical standards. Provenance and fair trade are at the heart of their accomplishments. [www.themissingbean.co.uk](http://www.themissingbean.co.uk)

## EPC

EPC is available upon request.

## PRICE

The freehold of the property, subject to the lease to The Missing Bean Ltd, is for sale at £200,000. This represents a net initial return of 6.84% based on the rent of £14,000 p.a.



Source: OS Maps

## 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. Do not discuss the sale direct with the business owner without first setting up an appointment with us.

## FURTHER INFORMATION

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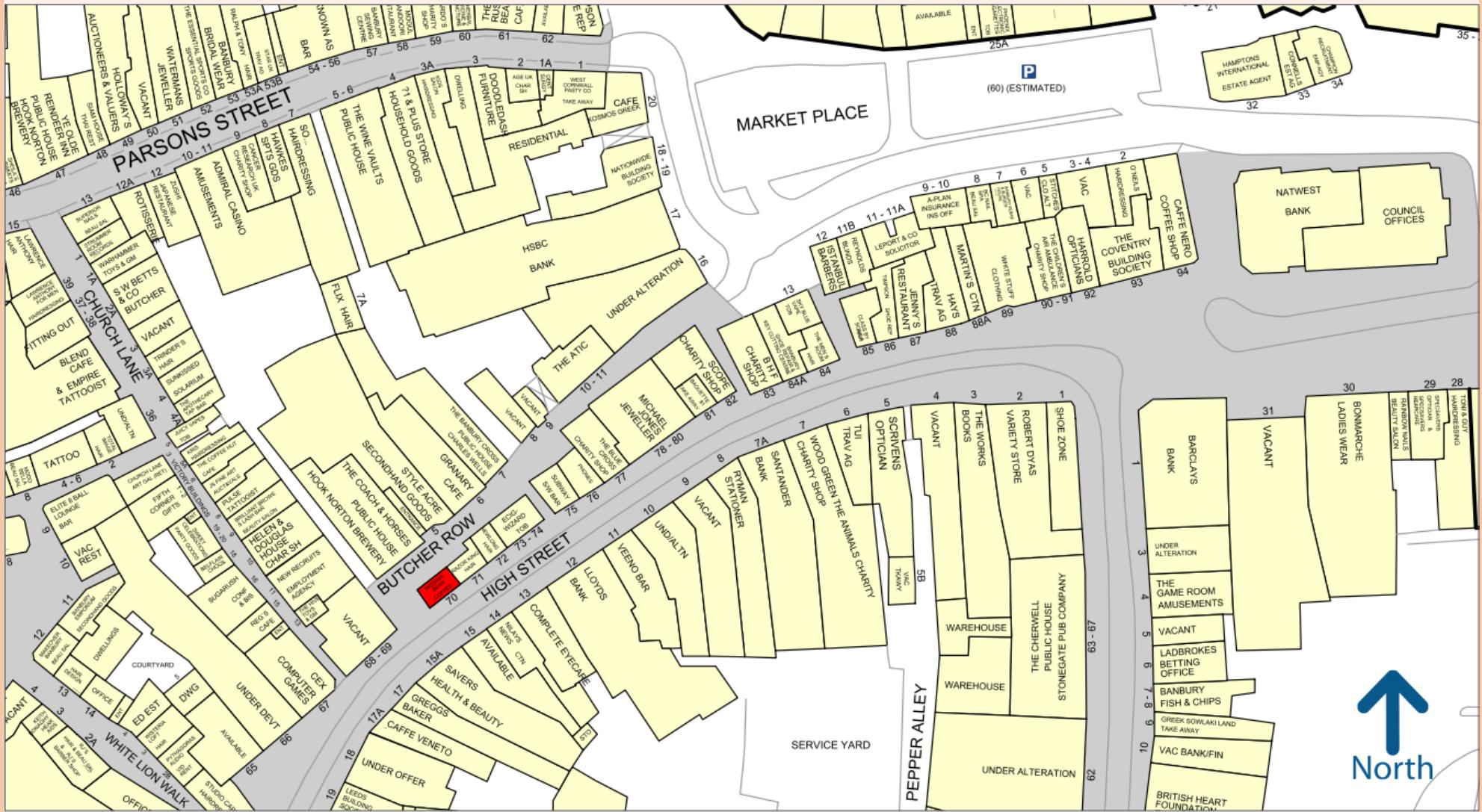
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## IMPORTANT NOTICE

The Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

- 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.
- Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
- 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.
- 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.
- Any areas, measurements or distances referred to are approximate only.
- 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.
- 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.
- We have not checked any of the services or facilities.