

# FREEHOLD FOR SALE



15 Church Lane Banbury  
OX16 5LS

Ground Floor Shop and  
Two Apartments.  
The Apartments are leased  
and income producing.  
Ground Floor shop has a  
kitchen and extraction ideal  
for café business.



**01295 983 333**  
wild-property.co.uk

## STREET SCENE



## LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 50,000. It has excellent communication links situated on the M40 and with fast rail links to London and Birmingham - which is helping fuel its growth. 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 which has recently opened adjacent to the canal has provided a further boost for the town. Banbury is popular for town centre living with conversions or new build schemes taking place - increasing the town's residents. This section of the town centre is pedestrianised.

## DESCRIPTION

In summary it comprises a property refurbished in 2019 to provide a ground floor commercial unit with basement and via a separate access, two apartments at first and second floor. The property is not listed but is within a conservation area.

The commercial unit is vacant, providing an excellent opportunity for a hot food business with seating for up to 26 covers. There is a large cooker hood and extraction unit with ducting to the outside of the building.

There is a one bed apartment on the first floor and a two bed apartment at second floor. These are income producing via Assured Shorthold Tenancies. There is an entrance to these two apartments from Church Lane and they are fully self contained.

The ground floor has a gas supply. The apartments are heated via electric radiators.

Floor plans are available on request.

## FLOOR AREAS

The property provides the following approximate areas:

Ground Floor	sq m	sq ft
Commercial unit with kitchen	47.68	513 (Net Internal Area)
Basement	25.62	276
First Floor Apartment (1 bed)	46.54	501 (Gross Internal Area, excluding staircase)
Second Floor Apartment (2 bed)	48.17	519 (Gross Internal Area, excluding staircase)
<b>TOTAL</b>	<b>168.01</b>	<b>1,809</b>

## TENURE

The property is for sale freehold. It is being sold subject to the two tenancies on the apartments and with vacant possession of the ground floor and basement.

The apartments are each held on Assured Shorthold Tenancies.

Flat 1	£695 per month
Flat 2	£780 per month

## ENERGY PERFORMANCE CERTIFICATES

The shop and apartments have valid energy ratings.

## STREET SCENE



## PLANNING

In 2019 planning permission was granted for the conversion of the first and second floors to two self contained flats (Application No.: 19/00653/F). Prior to this, in 1999 the property was granted permission for change of use to a restaurant / takeaway (99/00858/F).

## PRICE

Offers in excess of £375,000, subject to contract. The seller has not opted to tax and so the sale is VAT exempt.

## VIEWINGS

There will be set viewing times and please contact us for further information. 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 or Kelly Harries

t: 01295 983333

e: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
[kelly@wild-property.co.uk](mailto:kelly@wild-property.co.uk)

[www.wild-property.co.uk](http://www.wild-property.co.uk)

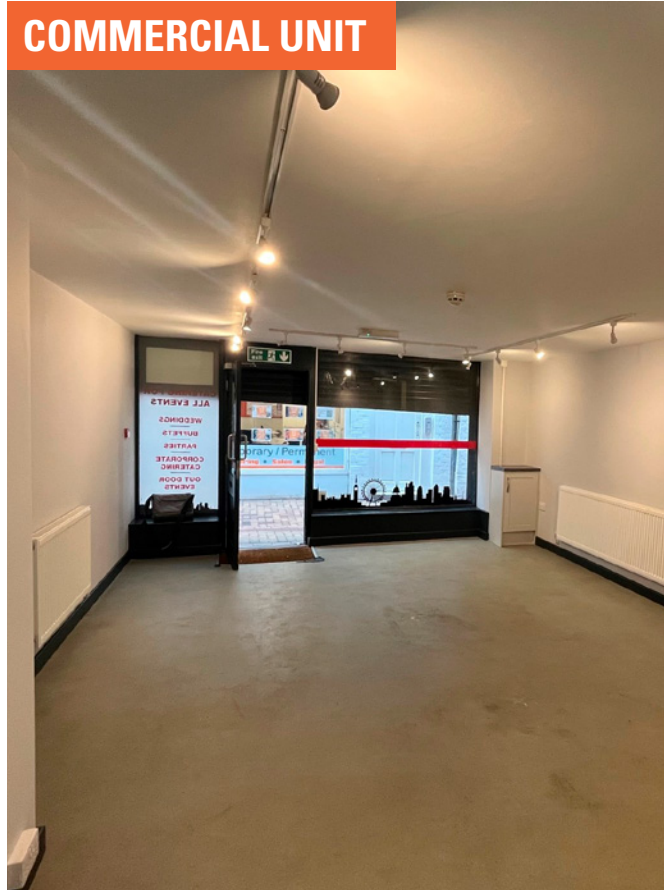
Wild Property Consultancy Ltd | 44, South Bar, Banbury, OX16 9AB | T: 01295 983 333 | E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)

Commercial Property | Chartered Surveyors | Asset Management | Investment

**FLAT B**



**COMMERCIAL UNIT**



**COMMERCIAL KITCHEN**



**COMMERCIAL UNIT**





## 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.
8. We have not checked any of the services or facilities.