

# FREEHOLD FOR SALE



14-15 High Street  
Banbury,  
OX16 5EE

With planning  
permission granted  
for upper floor  
conversion to  
residential use



Part income producing

**01295 983 333**  
[wild-property.co.uk](http://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 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 High Street is pedestrianised.

## DESCRIPTION

The property is Grade II Listed and comprises two ground floor shops with upper floors. The floor areas are as follows:

14 HIGH STREET		
Sales Area	61.34	660
Ancillary	24.77	267
First Floor	27.56	297
Second Floor	27.56	297
Attic	27.56	297
15 HIGH STREET		
Sales Area	62.16	669
Ground Floor Ancillary	46.51	501
First Floor	68.83	741
Second Floor	28.60	308
<b>TOTAL</b>	<b>374.89</b>	<b>4,037</b>



## LEASES

14 High Street is subject to a lease as follows:  
Full repairing and insuring lease to Nilays News Ltd for a term of 5 years from June 2021 at a rent of £21,000 p.a. The lease includes a personal guarantee from the business owner. The lease includes Landlord and Tenant Act protection. The first and second floors are not used by the tenant.

15 High Street is subject to a lease as follows:  
Lease to Make Space Oxford CIC for a term 1 year from September 2022 at a peppercorn rent. The lease is contracted outside the Landlord and Tenant Act. The lease includes a Schedule of Condition. The lease is a legacy from the Oxfordshire meanwhile use project – a scheme to encourage re-use of premises with meanwhile uses to charitable and socially orientated organisations.

## PLANNING

Full Planning permission (Application No.: 22/01527/F) and Listed Building permission (Application No.: 22/01528/LB) granted in May 2022 by Cherwell District Council for the conversion of the upper floor into three apartments. The permitted scheme allows for introduction of a new entrance to the upper floors, within the shop front of 15 High Street.  
[Planning application: 22/01527/F - Planning register](#)  
[Planning register | Cherwell District Council](#)

## BUSINESS RATES & BID LEVY

The Rateable Value of the premises, effective April 2023, is as follows:

<b>14 High Street</b>	<b>£12,000</b>
<b>15 High Street</b>	<b>£15,000</b>

The property is within the area of the Banbury Business Improvement District (Banbury BID). The BID is a business organisation where funds collected are used for a range of initiatives to support the town centre. <https://banburybid.com/>  
The annual charge is calculated at 1.50% of the Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE

The EPC is as follows:

14 High Street: to be commissioned  
15 High Street: B

## PRICE

The property is for sale, subject to the leases and with the benefit of full planning permission at £500,000. The sale will attract VAT.

## FURTHER INFORMATION

Is available from Neil Wild

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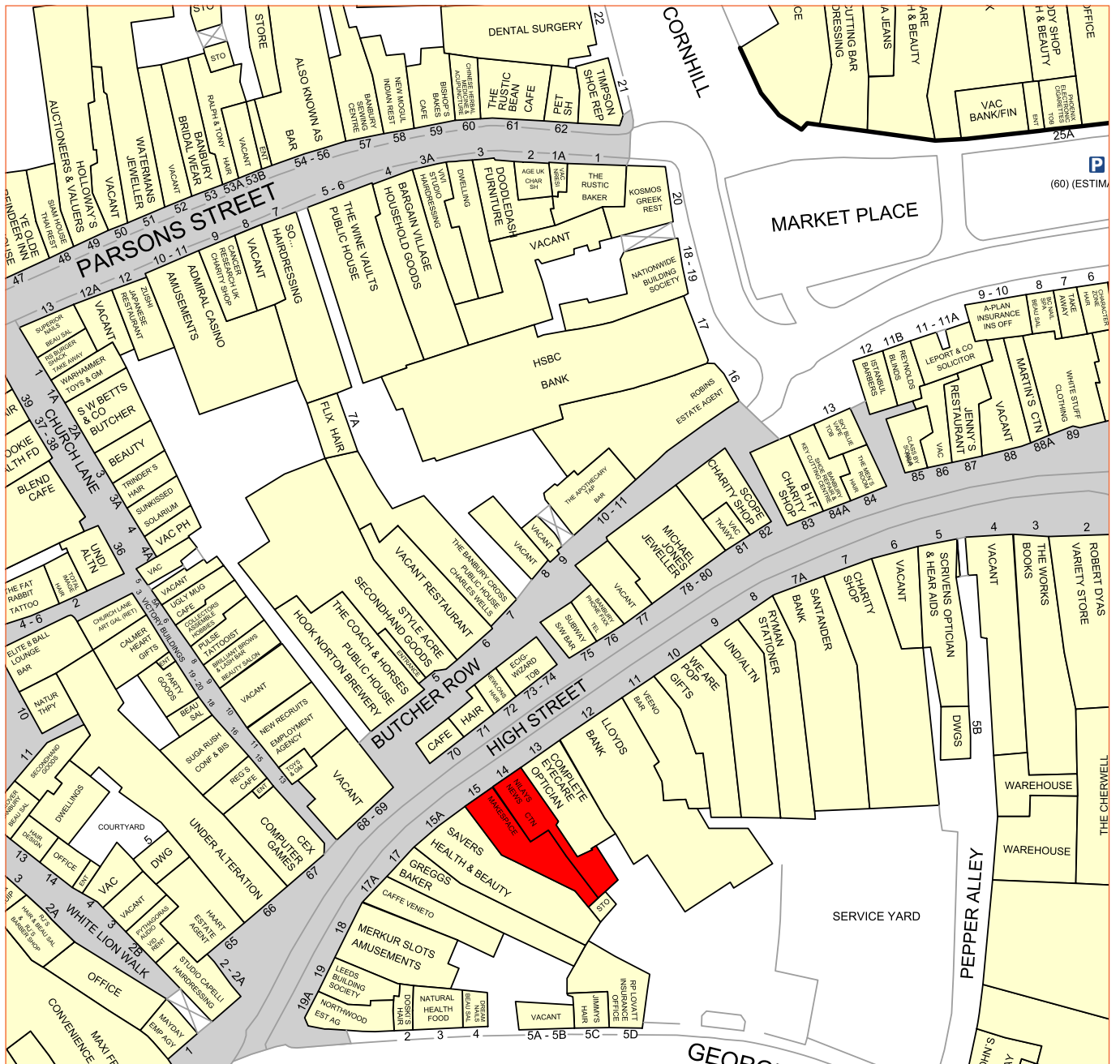
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
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