

FREEHOLD FOR SALE


wild
PROPERTY CONSULTANCY

4-5 Southam Road
Banbury,
OX16 2ED

Mixed use



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LOCATION

Banbury is a growing commercial centre in North Oxfordshire with a population approaching 50,000. The town has excellent communication links being situated on the M40 and its railway line providing fast trains to London and Birmingham.

The property is located on the busy Southam Road, approaching the town centre. It is adjacent to the Three Pigeons pub.

FLOOR AREAS

Commercial (net internal)	531 sq ft
Apartment (gross internal)	770 sq ft

DESCRIPTION

This is a ground floor commercial unit with a self-contained 2-bed duplex apartment above. At ground floor there are three interconnecting office spaces with a WC and kitchenette. The apartment is accessed from Southam Road, with its own front door with hallway and staircase to the first floor. The apartment comprises a living room and kitchen at first floor, with 2 bedrooms and a bathroom at second floor. There is electric heating. The apartment has been recently renovated and the kitchen and bathroom fittings are modern.



TENANCIES

The commercial unit, a former solicitors office and a micro pub, is currently vacant. There is no lease.

The first floor is let on an AST from January 2023 at a rent of £795 per calendar month.

TERMS

The freehold is for sale at £250,000.
Subject to contract

ENERGY PERFORMANCE CERTIFICATE

The commercial unit has a C rating.

An exemption has requested for the apartment.

4 Southam Road BANBURY OX16 2ED		Energy rating C
Valid until 2 January 2033	Certificate number 2924-4284-3757-2983-4369	

COUNCIL TAX AND BUSINESS RATES

The ground floor commercial unit has a Rateable Value (effective April 2023) of £5,000 which is below the threshold for Small Business Rates Relief. This means an in-going business may claim full rates exemption.

The apartment is Band B.

FURTHER INFORMATION

Wild Property Consultancy is selling the freehold jointly with Northwoods. Contact either firm for further information.

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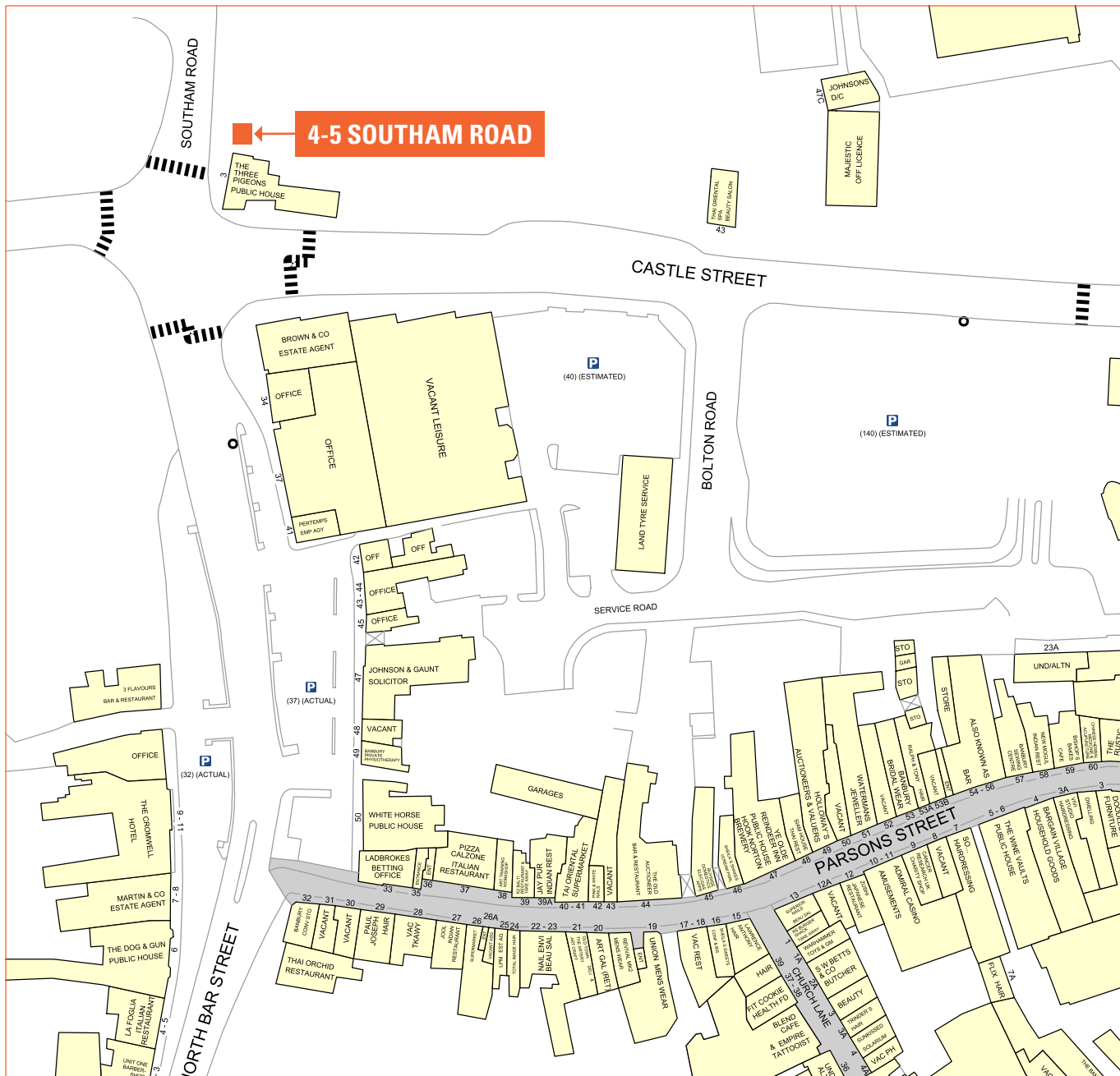
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