

FREEHOLD FOR SALE



2C Vantage Business
Park, Bloxham road,
Banbury, Ox16 9ux

Car sales unit
with large secure
forecourt



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SHOWROOM



1ST FLOOR

LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population approaching 50,000. Helping fuel the town's growth are its excellent communication links; situated on the M40 and with fast rail links to London and Birmingham. Vantage Business Park is located 2 miles outside of Banbury on the A361 to Bloxham and Chipping Norton. The estate is easily accessible to Banbury and the communications network.

DESCRIPTION

Vantage Business Park was originally a mill and then home to Aston Martin. More recently the estate has been refurbished and split into high specification business units. The communal areas are well managed and include electric gates to provide a secure out of hours environment. Unit 2C has been extensively modernised by the current owner and has since 2004 been used for Mercedes car sales and servicing.

The premises have the following attributes:

- A secure yard of 5,000 sq ft used for parking, car sales and storage
- A unit of 2,648 sq ft used for vehicle sales with a separate servicing bay
- Highly energy efficient (EPC Rating: B)
- Gas central heating throughout
- Insulated walls and roof with twin skin roof lights
- Omer 'Ippo 36' flush floor scissor lift (3600 kg capacity) and a compressor
- Mezzanine providing modern office space overlooking the sales area
- Two loading doors
- Maximum eaves height of 4.12 metres

YARD ENTRANCE



ROAD VIEW



SALE

The freehold of the property is offered for sale with vacant possession with offers to be in excess of £350,000. VAT shall be applicable on the sale.

The estate is well managed with the common areas maintained by the Management Company. Each freehold unit owner has a share in the Management Company and pays into the service charge. The current budget is £1,350 plus VAT for the year. The charge includes items such as landscape maintenance, water rates, road surface maintenance and sewage treatment. A purchaser will need to buy into the Management Company at a one off cost of £1,000 plus VAT.

UTILITIES

Gas and electric are provided via the Management Company which buys electric in bulk ensuring a highly competitive price per unit. There are charged on account and then a year-end reconciliation is undertaken based on the sub meters within the unit.

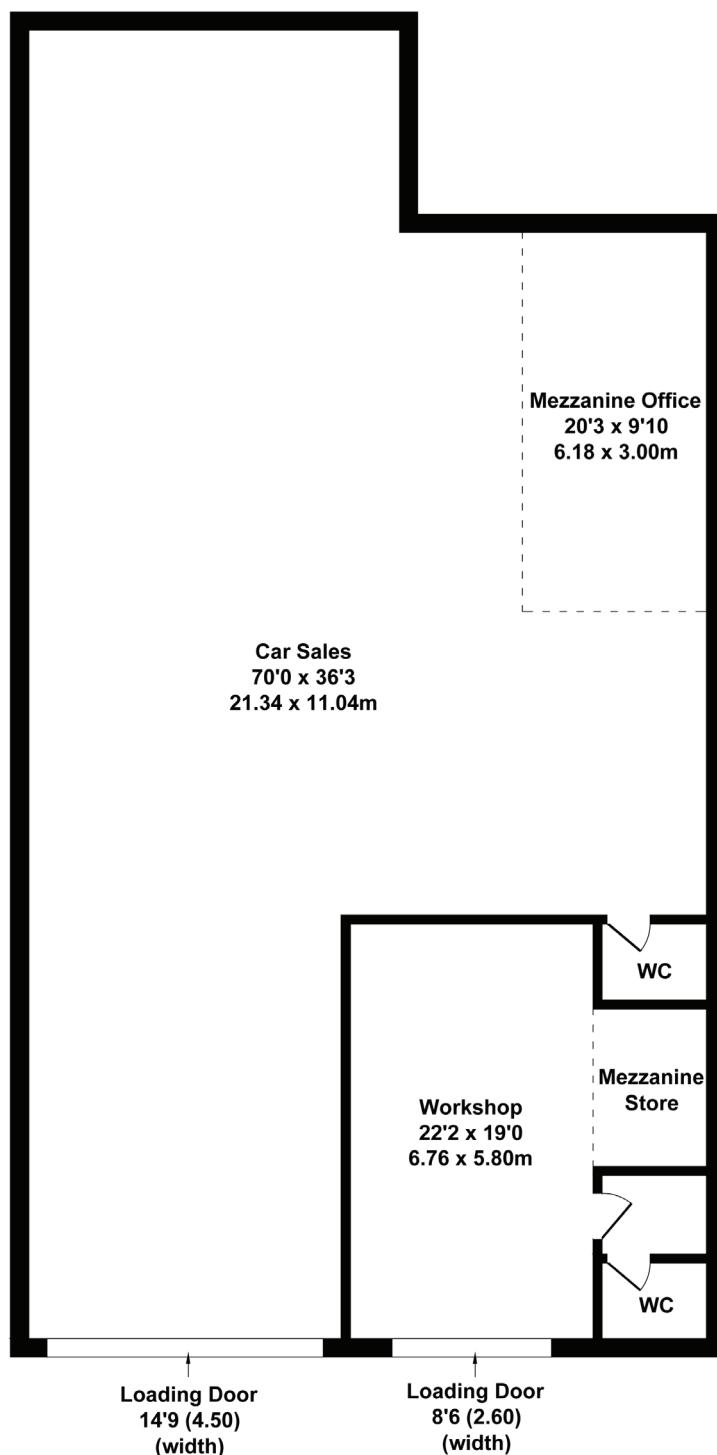
ACCOMMODATION

The property comprises the following areas and dimensions:

Secure Front Yard	250 sq m	2,691 sq ft
Secure Parking	143 sq m	1,539 sq ft
Side Yard	71.40 sq m	769 sq ft
Total Yard	464.40 sq m	5,000 sq ft
Workshop	39.21 sq m	422 sq ft
Sales Area	179.88 sq m	1,936 sq ft
Mezzanine office	18.54 sq m	200 sq ft
Mezzanine store	9.57 sq m	103 sq ft
Total Unit Overall (Gross Internal)	245.99 sq m	2,648 sq ft

FLOOR PLAN

Unit 2C Vantage Business Park, Banbury OX16 9UX



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



BUSINESS RATES

There are two rating assessments for the unit as the current owner uses the workshop and sales area as separate parts of the whole building. The Rateable Values are £10,750 for the unit and £2,850 for the workshop.

The result of these two assessments is that subject to qualifying criteria an owner could apply for Small Business Rates Relief (SBRR) for each part which if approved would result in a 100% exemption. <https://www.cherwell.gov.uk/info/191/business-rates/363/business-rates-reductions-and-relief/3>

Alternatively the assessments could be combined with an expected Rateable Value of £13,500.

FURTHER INFORMATION

Is available from Neil Wild

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ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

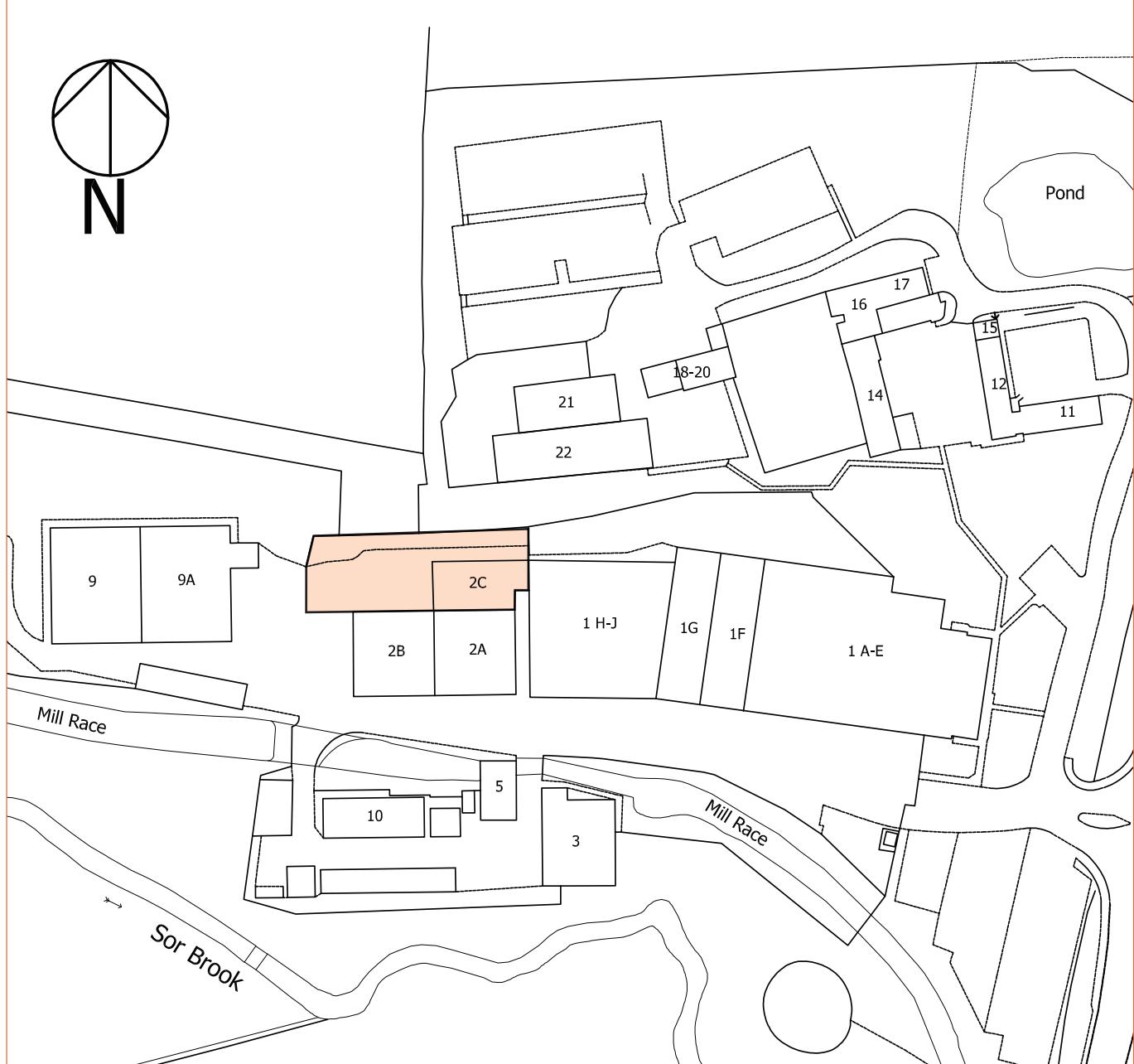


This is how energy efficient
the building is.

26-50



Less energy efficient



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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.
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5. Any areas, measurements or distances referred to are approximate only.
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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.