



PREMISES AT ADDERBURY, HIGH STREET, BANBURY, OXFORDSHIRE OX17 3LS

RETAIL INVESTMENT PREMISES FOR SALE

- Gross income £17,800 pa
- Gross yield 7.26%
- Potential residential conversion (STP)
- EPC Rating B

FOR SALE £245,000 | 1,671.79 sq ft (155.31 sq m)

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BROWN & CO

Property and Business Consultants
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LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry, it lies approximately 2 miles from Junction 11 of the London to Birmingham M40 Motorway. Banbury has a current population of 54,000 and a catchment area of 256,000 living within a 30 minute drive.

The property is located 3 miles south of Banbury and 22 miles north of Oxford City Centre in the centre of the attractive village of Adderbury with excellent access to both junctions 10 and 11 of the M40 and the nearest train station is within Banbury. The village benefits from local businesses such as coffee house, post office, veterinary surgery and public houses.

DESCRIPTION

The property is well located on the High Street in the centre of Adderbury Village and comprises a 3 storey double fronted building of Hornton Stone construction under a pitched roof. The ground floor retail area is currently let as a convenience store and the first floor area is let to hairdressers. Second floor comprises of two rooms which is currently used as storage area. There is potential for conversion to residential use (STP). The property has the following features:-

- Double glass frontage
- Two front access pedestrian doors
- Small rear yard
- WC, kitchenette and storage area to ground floor
- WC and staff area on first floor
- Separate electricity supplies

ACCOMMODATION

The property has the following (approximate) net internal floor area:

	m ²	ft ²
Ground floor – convenience store	63.20	680
First floor – Hair Salon	48.54	522
Second floor	43.62	470

SERVICES

We understand that the property is connected to mains electricity, water and sewerage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The current Rateable Value for the property is as follows:

Ground floor - £10,000 per annum
First floor - £5,500 per annum

SERVICE CHARGE

A current service charge is being charged at £126 per quarter to each tenant and the insurance is paid by the landlord and recharged to the tenants.

EPC RATING

The property has an EPC rating of B.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 22-Jan-25.

TERMS

The property is offered for sale with a guide price of £245,000. Copies of the leases will be made available to verified applicants on a confidential basis.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VAT

It is understood that VAT is not applicable.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

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