

# 18-19 South Bar Street, Banbury, OX16 9AF

For Lease – Ground & First Floor Quality Class E Retail/Offices – 2,772 sq ft



Rear Office and Parking



Ground Floor



First Floor



Sq Ft	Sq M	Rent Per Annum	External Maintenance Contribution PA	Building Insurance PA	Business Rates	EPC
2,772	257.5	Ground - £14,000 First - £15,000 Rear Office - £8,500	8% of the rental figure	TBC	Ground and First - £16,750 Rear – to be assessed	C - 67

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and an estimated catchment population of approximately 256,000.

The property is prominently situated on the corner of South Bar and Calthorpe St in Banbury's main business and professional area, close to the famous Banbury Cross. Neighbouring occupiers include Bower & Bailey Solicitors, Savills Estate Agents, Spratt Endicott, as well as Dominos and a Morrisons Daily.

### Description

The accommodation comprises quality ground and first floor offices which have been fitted to a high standard. Additional, optional storage/office space together with car parking could also be made available to the rear of the building. Each area benefits from newly installed WC's and kitchen facilities.

Floor plates are bright and mainly open plan, with the ground floor benefitting from partitioned meeting rooms and private offices and around it's perimeter, with the first floor benefitting from one private office/meeting space.

Heating to ground floor is via electric heaters, with rear and first floors by gas boiler to radiators.

### Accommodation

(Measured in accordance with the RICS Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Retail / Office	1,041	96.7
	Rear Office	574	53.4
First	Office	1,157	107.4
<b>Total</b>		<b>2,772</b>	<b>257.5</b>

### Terms & VAT

The ground and first floor are available either separately or combined on a new FRI lease, with terms to be agreed, subject to contract.

The rear offices and also 3 parking spaces could also be made available together with either the ground and/or first floor accommodation. Further details are available from White Commercial.

VAT will be payable at the standard rate.

### External Building Maintenance

A contribution equating to 8% of the rent will be payable, intended to cover the lessors costs for any external building maintenance which may be required during the term of the lease.

### Services

We understand that all main services are provided to the property, including gas. None of these services have however been tested by the agents.

### Business Rates

The Rateable Value for the ground and first floor is £16,750. This is not what you pay. The rear addition will need to be reassessed as this currently forms part of another assessment. Further details are available from the agents or via the Local Charging Authority.

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

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Chris White

Harvey White

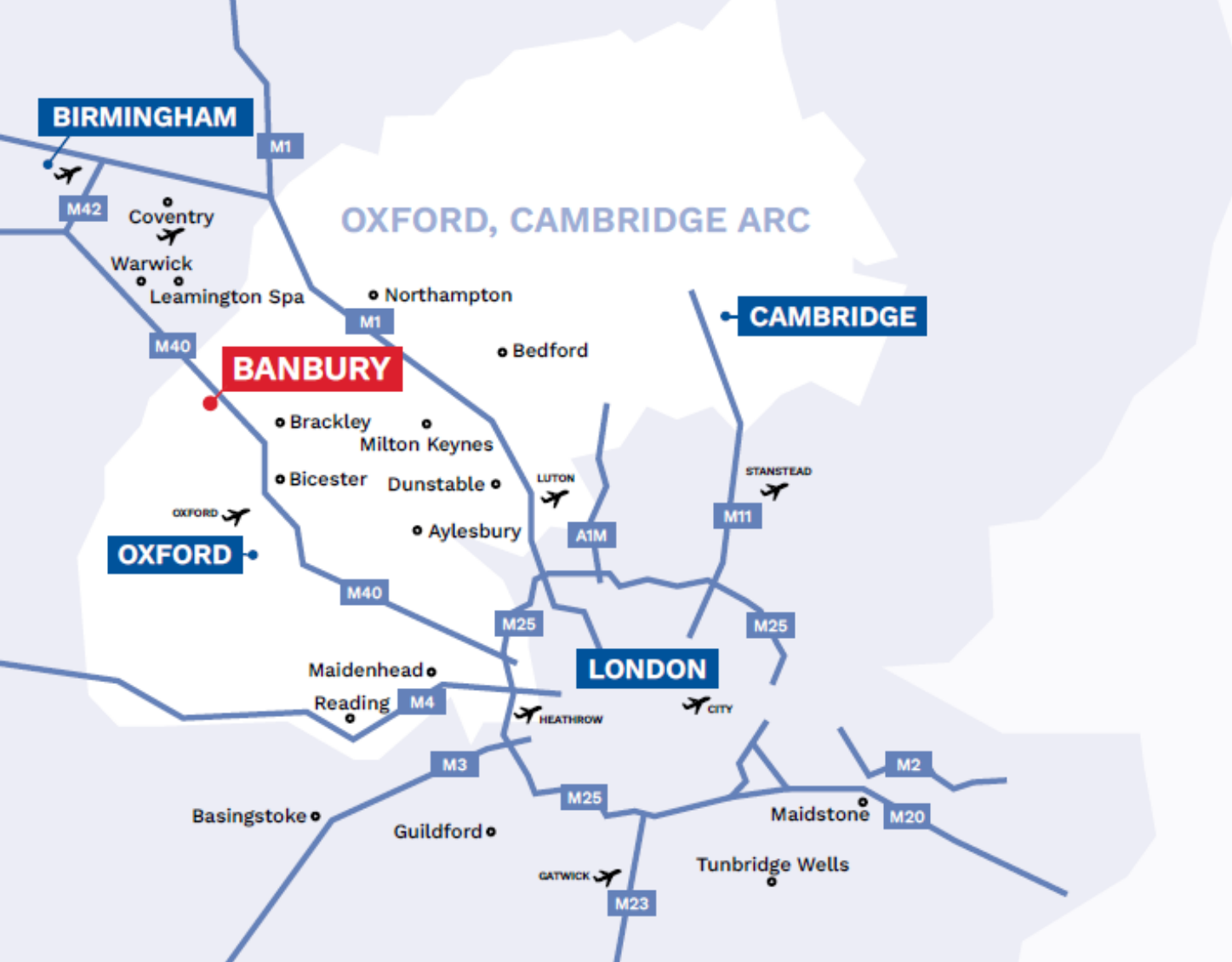
### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. January 2025.

**white**

[commercial.co.uk](http://commercial.co.uk)

01295 271000



# BANBURY

## Travel Distances from Banbury by Car



Destination	Miles	KM	Travel Time
Bicester J9 M40	17	27	27 mins
Birmingham M40	51	82	1 hour
Brackley A43	11	18	16 mins
Coventry M40/A46	33	53	38 mins
Leamington Spa M40	21	34	31 mins
Milton Keynes	31	50	47 mins
Northampton	30	49	49 mins
Oxford	32	51	43 mins

## LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.

