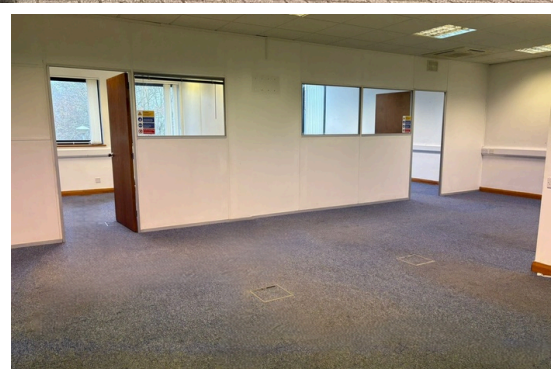




MODERN OFFICE SUITES

UNIT 7 SOMERVILLE COURT, TRINITY WAY, BANBURY
BUSINESS PARK, BANBURY, OX17 3SN

- Self-contained ground & first floor offices
- Excellent car parking - 12 spaces
- Air conditioning
- WC & kitchen facilities

FOR SALE - £295,000 | 2,028 sq ft (188.40 sq m)

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Banbury

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LOCATION

Banbury is the principle commercial administrative centre of North Oxfordshire, being located at Junction 11 of the M40 motorway (London to Birmingham) and is rapidly expanding town with a population of 54,335 (census 2021) and a district population of approximately 160,000.

The property is located on the popular Banbury Business Park which is located 3 miles south of Banbury on the edge of the attractive village of Adderbury with excellent access to both Junctions 10 (7 miles) and 11 (6.5 miles) of the London to Birmingham M40 motorway.

What3words - wand.joins.however

DESCRIPTION

The property comprises modern self-contained offices arranged over ground and first floors. The building is of cavity brick construction under a pitched tiled roof and benefits from double glazed powder coated aluminium doors and windows.

Internally, the offices are fitted with kitchen facilities and separate male, female and disabled WCs. Heating is provided by a wall mounted wet radiator system and there are air conditioning units for cooling. The accommodation is predominately open plan with some partitioned areas. Specification includes suspended ceilings throughout, carpeted floors and perimeter trunking. Externally, the property benefits from 12 onsite car parking spaces.

ACCOMMODATION

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

Unit 7	Sq ft	Sq m
Ground floor	934	86.80
First floor	1,094	101.60
Total NIA	2,028	188.40

SERVICES

We understand that electricity, water and gas services are all connected. 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 property has Rateable Value of £33,750. We estimate that the rates payable will be £14,580 per annum, interested parties should make their own enquiries to the Cherwell District Council Rating Department.

TENURE

The property is held on a 999 year lease (less 3 days) from the 7th of July 1997. Offers invited in the region of £295,000.

EPC

The property's EPC is being assessed.

VAT

All figures are exclusive of VAT which we understand is applicable.

LEGAL COSTS

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

ANTI MONEY LAUNDERNG 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 AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents:

Brown & Co

Tim Humphrey

01295 220210/07971 974229

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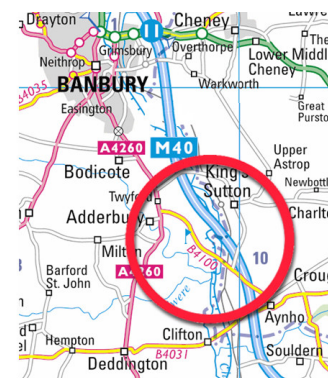
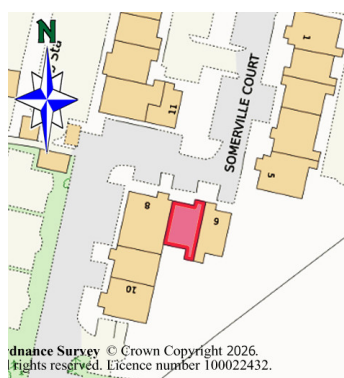
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IMPORTANT NOTICES

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BROWN & CO

Property and Business Consultants