

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

Established Banbury Estate Agency Premises

To Let (may sell)

1 South Bar Street
Banbury
Oxfordshire
OX16 9AA



- Extremely prominent shop/estate agency premises fronting the A423 in the heart of Banbury town centre.
- Comprising 490 ft² ground floor sales office/ancillary plus first floor offices of 380 ft² - total 870 ft².
- Available on a new lease for a term to be agreed without premium.
- Rental offers in the region of £15,000 per annum exclusive sought – no VAT.
- Alternatively a freehold sale may be considered.

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Location

A prominent end of terrace period building of stone and pitched slate construction in the heart of Banbury town centre. Substantial sectional glass display window and comprehensively fitted out as a high quality estate agency branch.

South Bar Street is the main access road into Banbury town centre. The subject property is opposite the Banbury offices of Fisher German, adjacent to the entrance to the former Banbury United Reform Church. The property directly faces the well known Banbury Cross and is approximately 100 yards away from the town's primary retail pitch – High Street. Nearby and adjacent occupiers include Dominos, One Stop and is considered to be Banbury's primary location for estate agencies, solicitors practices and financial services companies.

Accommodation

Ground floor sales office

Internal width - 21ft 3 in
Maximum sales depth - 32 ft 10 in
Sales - 440 ft²

Ground floor office - 50 ft²

First floor offices/store - 380 ft²

Including staff, kitchen and toilet accommodation.

Services

We understand that all usual mains services are connected. However, we have not tested any of these services or services connections.

Rating Details

The property has the following rating assessment;

Shop and premises - £13,000

For further information or for details of rates payable, relief or discounts please contact Cherwell District Council (tel: 01295 227000)

Town Planning

It is understood that the subject property has been occupied as an estate agency branch for many years, but more detailed enquiries should be made either to Banbury Town Council (tel: 01295 250340) or Cherwell District Council (tel: 01295 227001). The property is situated within the Banbury Conservation Area and the building is Grade II Listed.

Lease Terms

The property is available on a new lease for a term to be agreed with rental offers sought in the region of £15,000 per annum exclusive.

No premium is payable in respect of this valuable leasehold interest, nor for any remaining goodwill attributable to the premises.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

Viewing and Further Information

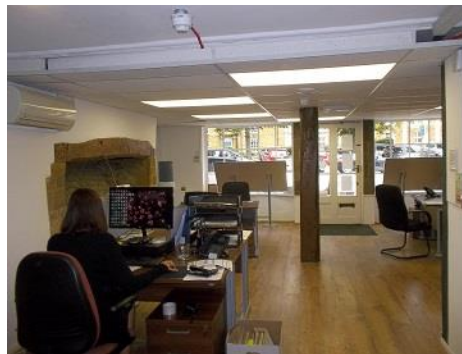
Strictly by appointment only with the agents:-

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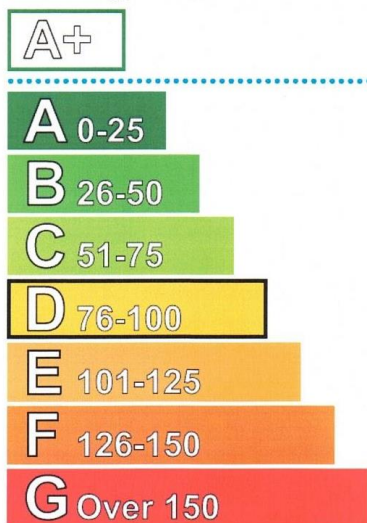
Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

◀ 77 This is how energy efficient the building is.

Less energy efficient

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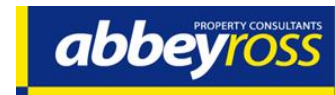
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LOCATION PLAN

**1 South Bar Street
 Banbury
 Oxfordshire
 OX16 9AA**

For identification purposes only

Date
Scale
Not to scale
Dwg. No
Drawn
Sep 2020



01604 629988

**Albion House, Victoria Promenade
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