

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

Established Banbury Estate Agency Premises

To Let

**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 excess of £15,000 per annum exclusive sought – no VAT.**

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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 and approximately 100 yards away from the town's primary retail pitch – High Street. Nearby and adjacent occupiers include Morrisons Local, Dominos, One Stop and is considered to be Banbury's primary location for estate agencies and financial services companies.

Accommodation

Ground floor sales office

Internal width	-	21ft 3 in
Maximum sales depth	-	32 ft 10 in
Sales	-	440 ft ²

Ground floor office	-	50 ft ²
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First floor offices/store	-	380 ft ²
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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	-	£9,300
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For further information or for details of rates payable, relief or discounts please contact Banbury Town Council tel: 01295 250340.

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 excess 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.

A Code of Practice for Commercial Leases

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.lettingbusinesspremises.co.uk

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:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Tel: 01604 629988
Fax: 01604 626247
E-mail: brendan.bruder@virgin.net
Contact: Brendan Bruder

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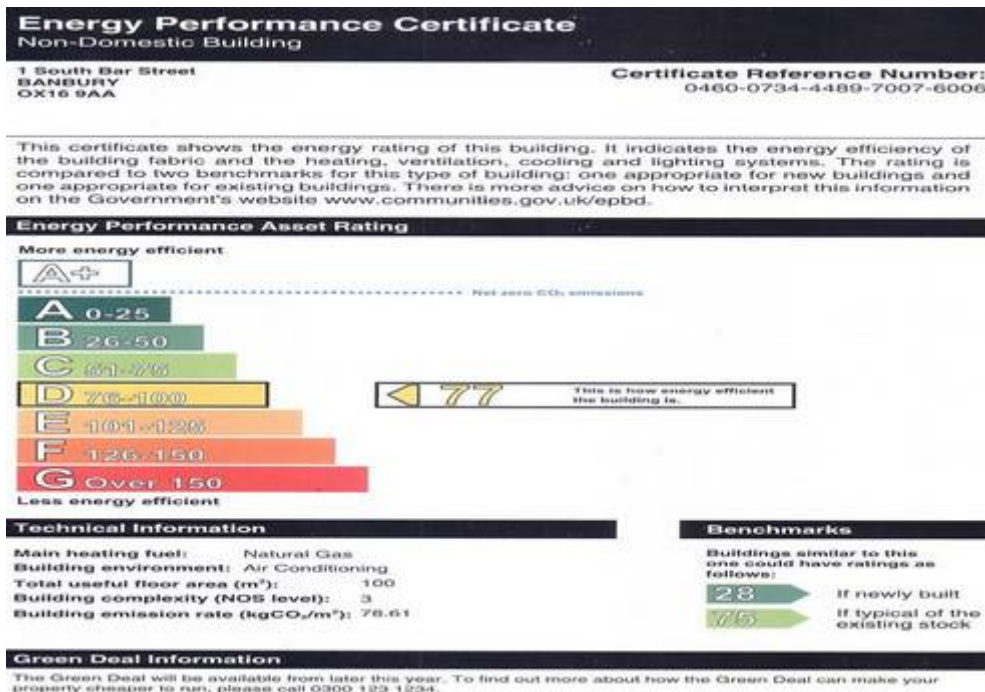
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- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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