

Ground Floor Commercial Unit - Banbury, OX16

TO LET / FOR SALE

The Grand, 60-62 Broad Street,
Banbury, OX16 5BL

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Up to 4,500 square feet (418.21 square metres) of ground floor A1/A2/A3/B1/D1/D2 (STPP) space available
- Forming part of a major redevelopment of an iconic building in the heart of Banbury town centre
- Potential to split the ground floor (STPP)
- To be offered in shell and core condition
- For Sale or To Let

Location

The property is located in the picturesque historic market town of Banbury, in a prime position just off the high street, and within the main retail and leisure area of the town. Banbury is situated 64 miles northwest of London and 21 miles north of Oxford. Banbury station is approximately 0.4 miles away providing a regular train service into London. The journey time to Marylebone station can be as short as 1 hour. Nearby occupiers include Barclays Bank, Papa John's Pizza, Lloyds Bank, Ladbrokes and British Heart Foundation.

Description

The property forms part of a major redevelopment of an iconic building in the heart of Banbury town centre. The building is arranged over four floors, with commercial use on the ground floor and residential use over the upper floors. The upper parts have been arranged to provide 12 luxury apartments.

The ground floor has an approximate gross internal area of 4,500 square feet (418.06 square metres). We understand that the property is currently consented for retail use under planning application 16/02529/F. However, the property would lend itself well to alternative uses such as A2/A3/B1/ D1/D2, subject to appropriate consents being obtained. There is a secondary frontage to Pepper Alley which allows for the unit to be split (STPP). The property is to be offered in shell and core condition.

Please note all sizes given are approximate only. All interested parties are advised to carry out their own measured survey. Any planning enquiries can be raised with Cherwell District Council planning department.

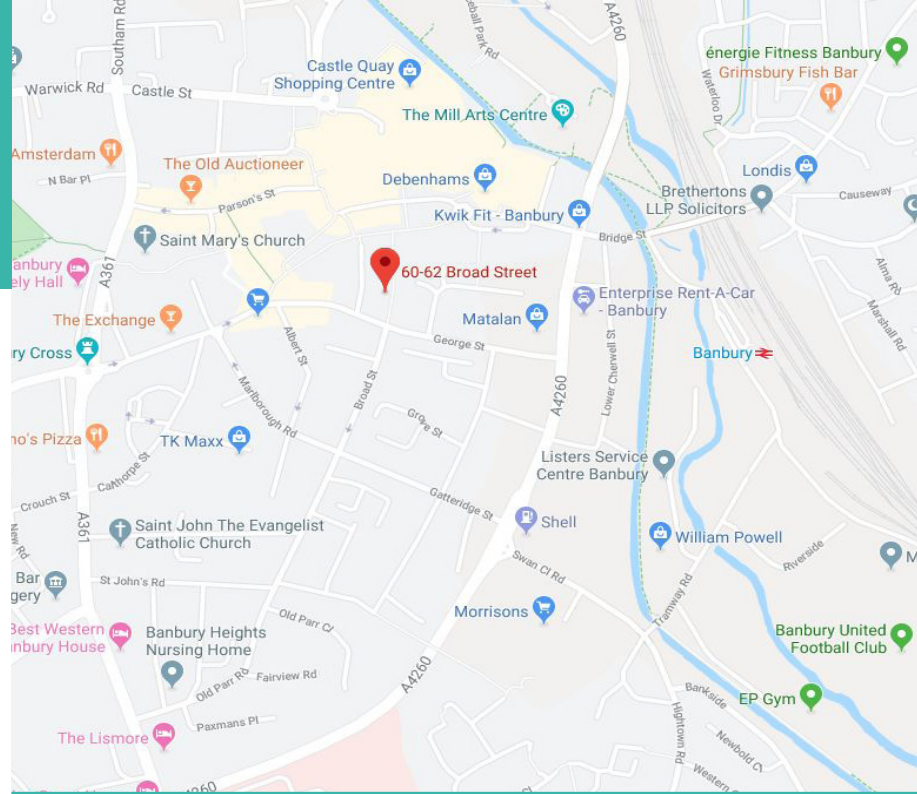
Business Rates

The property is to be re-rated. All interested parties are advised to enquire with Cherwell District Council business rates department on 01295 227000.

Terms

The property is available either to let or for sale. The property is available with a new lease at £50,000 per annum with further terms to be agreed. Alternatively, the long leasehold interest can be bought for £575,000.

All negotiations are strictly subject to contract.



Price: £50,000 per annum or £575,000

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notes:
All dimensions to be checked on site and any discrepancies reported to the Architect/Contract Administrator before proceeding with the works on site, or off-site fabrication
Subject to site survey and inspection

PEPPER ALLEY



BROAD STREET

PROPOSED GROUND FLOOR 1:50