



59 HIGH ST, BANBURY, OX16 5JJ

FREEHOLD FOR SALE WITH VACANT POSSESSION

Potential Development Opportunity (STP)

1,719 sq ft – 3,239 sq ft



**STEPHEN
KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

Banbury is a historic market town on the River Cherwell in North Oxfordshire on the boundaries of East and West Midlands in close proximity to Milton Keynes and Northampton with cultural links to neighbouring Stratford-Upon Avon, Leamington Spa and Oxford.

The subject premises are located in the heart of the town on the North side of this busy High Street opposite the junction with Marlborough Road and 50m to the west of the pedestrianized High Street.

Nearby tenants comprise a mixture of independent and national operators including Ryman, The Works, Robert Dyas, Savers, Barclays, Ladbrokes, Subway and Tesco Express.

PRICE

Offers invited in excess of £325,000 for the freehold of the entire with Vacant Possession.

STPP there is strong redevelopment potential and to utilize the rear yard.

ACCOMMODATION

The premises are arranged over ground, 1st, 2nd and 3rd floors together with large rear yard with the following approximate floor areas:

Ground Floor	1,719 Sq Ft	159.70 Sq M
1 st Floor Stock / Staff	607 Sq Ft	56.39 Sq M
2 nd Floor Stock / Staff	749 Sq Ft	69.58 Sq M
3 rd Floor Ancillary	164 Sq Ft	15.24 Sq M
Basement Anc (trapdoor access)	Unmeasured	
Rear Yard	Unmeasured	
Total	3,239 Sq Ft	300.91 Sq M

RATES (2024/25)

Rateable value:	£23,250
Rates payable (UBR multiplier: £0.499):	£11,602

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

EPC

Available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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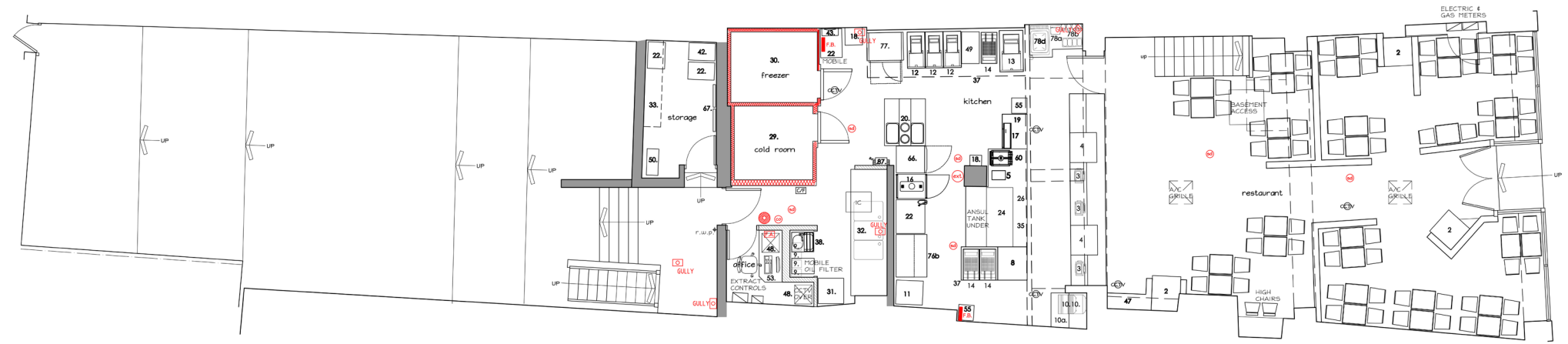
AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

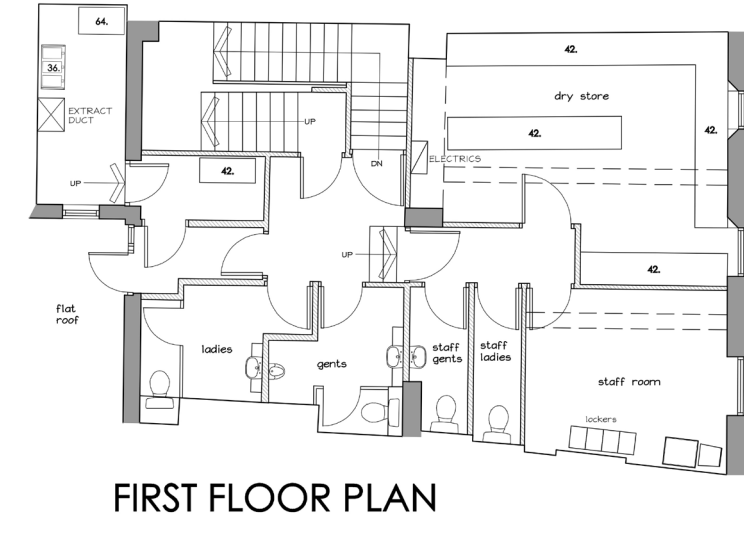


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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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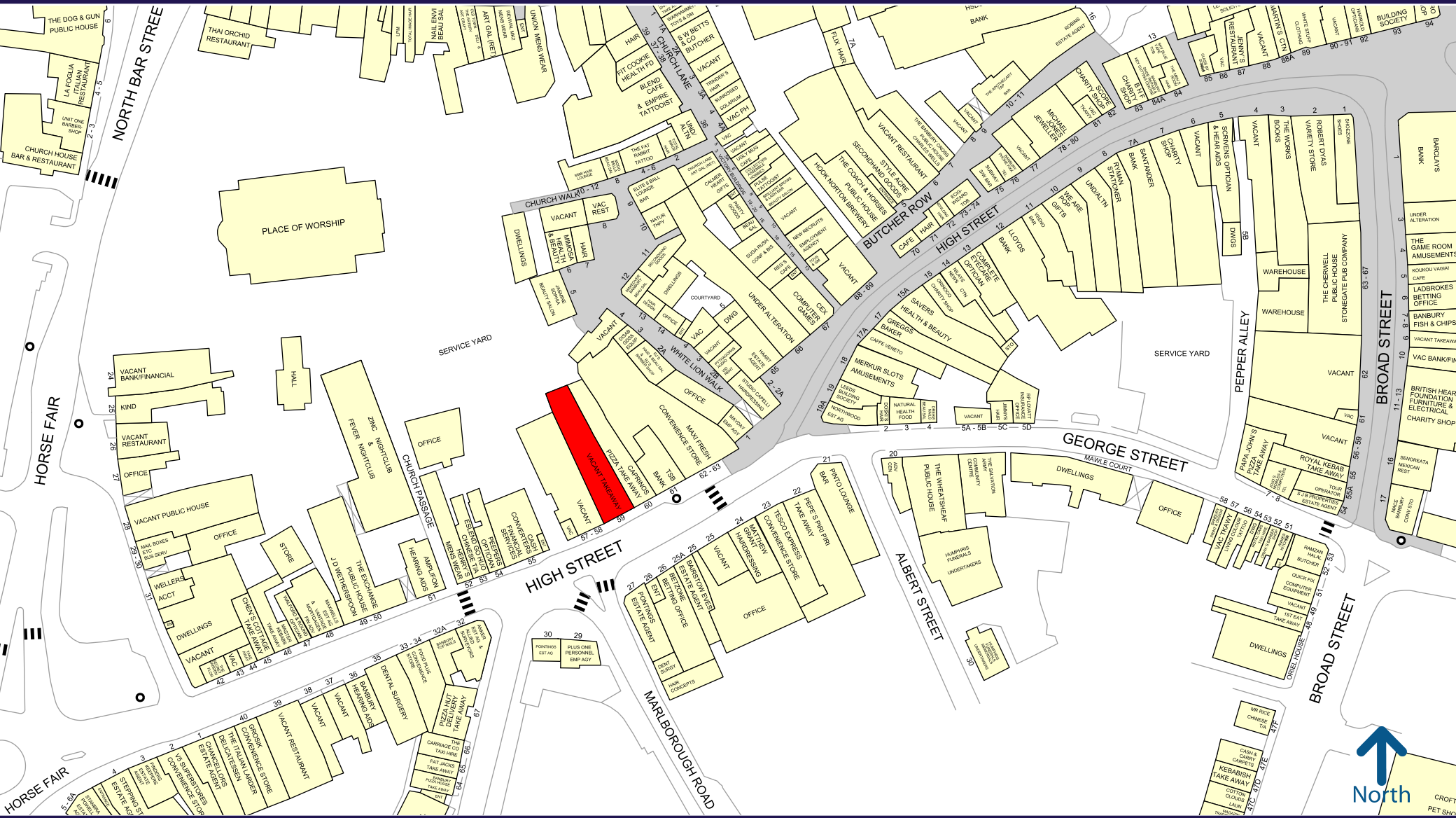


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