

# Unit 2B White Lion House, Banbury, Oxon, OX16 5UD

For Lease – Ground Floor Class E Unit – 563 sq ft

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| Sq Ft | Sq M  | Rent Per Annum | Service Charge PA | Building Insurance PA | Rateable Value | EPC     |
|-------|-------|----------------|-------------------|-----------------------|----------------|---------|
| 563   | 52.35 | £9,000         | £900.00           | TBC                   | £7,000         | E - 101 |

### Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is a rapidly expanding town with a population of 54,335 (2021 census) and a catchment of approximately 160,000.

The property is positioned prominently along the White Lion Shopping Walk, located just off the High Street and within the pedestrianised area of the town. Banbury's modern Castle Quay shopping centre is also just a short walk away, which has been subject to significant expansion, including a new cinema, hotel, food retailing scheme and 'Lock 29' artisan market.

Surrounding occupiers include Tesco Express, James Boswell Hairdressing, Chocoberry Café, Mayday Employment and Arnold Hearing Specialists.

### Description

The premises comprise a modern ground floor retail/office unit which has been fitted out to a high standard, including quality kitchenette and WC. The premises benefits from an attractive frontage, mood lighting and has good storage.

The property falls within use Class E, meaning a wide variety of uses can be considered within the building.

### Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

| Floor        | Use     | Sq Ft      | Sq M         |
|--------------|---------|------------|--------------|
| Ground       | E Class | 563        | 52.35        |
| <b>Total</b> |         | <b>563</b> | <b>52.35</b> |

### Terms & VAT

The property is available on a new internal repairing lease, at a rent of £9,000 per annum, exclusive of other outgoings and subject to contract.

VAT will be payable in addition at the standard rate.

### Maintenance Contribution

A contribution equating to £900.00 per annum will be payable, intended to cover the landlord for external building maintenance that may be required during the term.

### Services

We understand that all main services are provided to the property, but excluding gas. None of these services have been tested by the agents.

### Business Rates

The rateable value for the premises is £7,000. Under current legislation you may be eligible for 'small business rates relief' where no rates are payable. This will need to be claimed by the incoming tenant and is subject to individual circumstances.

Further details are available from the agents or via the Local Charging Authority.

### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

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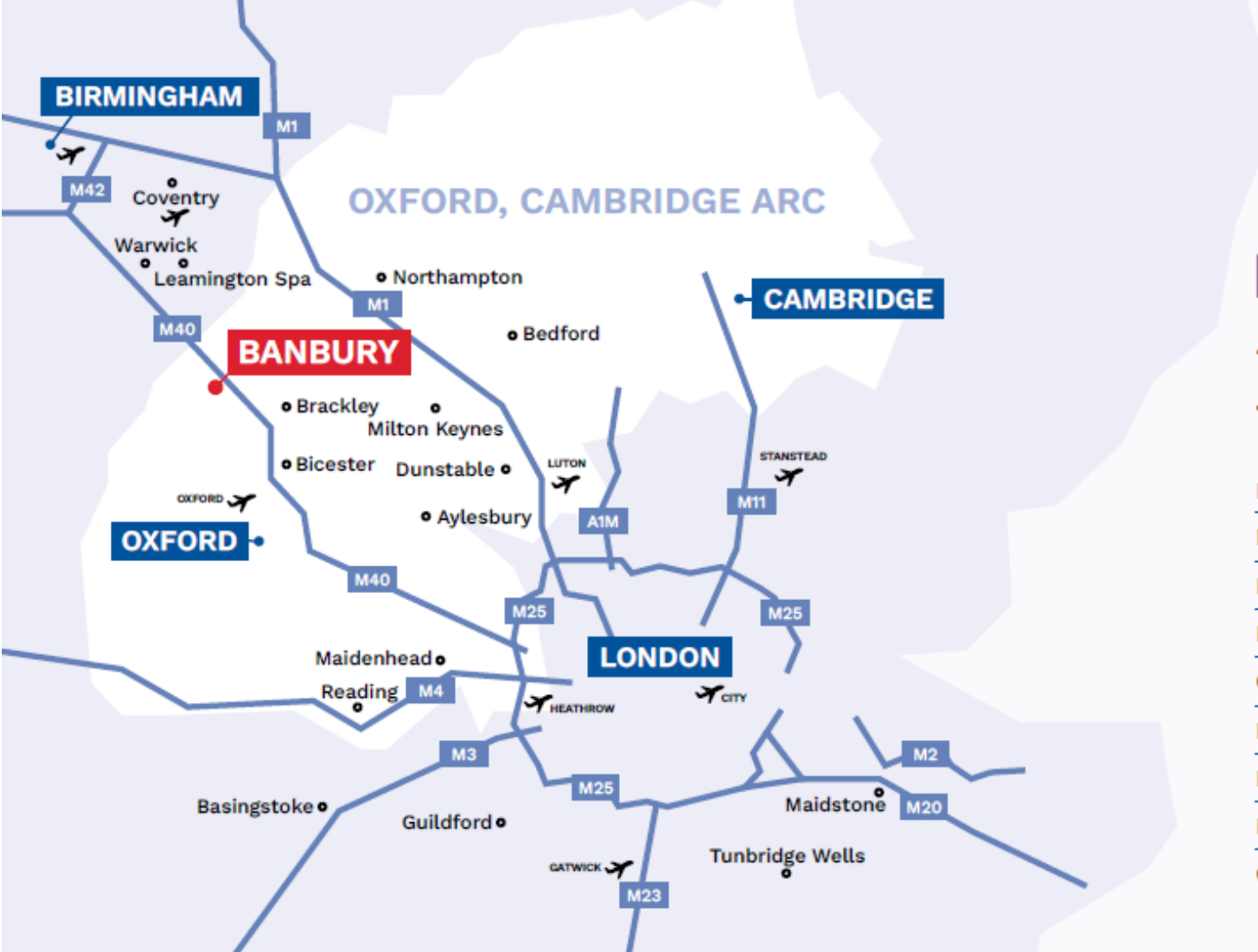
Chris White



Harvey White

### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. July 2025.



## BANBURY

### Travel Distances from Banbury by Car



| Destination        | Miles | KM | Travel Time |
|--------------------|-------|----|-------------|
| Bicester J9 M40    | 17    | 27 | 27 mins     |
| Birmingham M40     | 51    | 82 | 1 hour      |
| Brackley A43       | 11    | 18 | 16 mins     |
| Coventry M40/A46   | 33    | 53 | 38 mins     |
| Leamington Spa M40 | 21    | 34 | 31 mins     |
| Milton Keynes      | 31    | 50 | 47 mins     |
| Northampton        | 30    | 49 | 49 mins     |
| Oxford             | 32    | 51 | 43 mins     |

## LOCATION

Banbury is an affluent south east market town in Oxfordshire, strategically located at Junction 11 of the London to Birmingham M40 motorway with excellent access to the key urban areas of Oxford (20 miles south), Warwick (20 miles north) and Milton Keynes (31 miles east).

Banbury has a population of 54,335 (2021 Census) and an estimated catchment population of 256,000. The town is exceptionally well serviced by rail, with direct access to central London (every 50 minutes), Birmingham, Coventry and Oxford from Banbury's Chiltern train station.

