

33-34 Bridge Street, Banbury, OX16 5PN

Investment For Sale - 4,052 sq ft Let with current income of £53,750 per annum



Tenant	Sq Ft	Sq M	Purchase Price	Current Rent	Building Insurance PA	Service Charge PA	2026 Rateable Value	EPC
Gill Cooke Personnel	1,022	94.90	Offers in the region of £295,000	£40,000 per annum	£3,021.12	Circa £1,000	£17,500	B – 50
Connells	1,263	117.29		£13,750 per annum			£10,750	D - 82
Vacant	1,767	164.16		(Estimated) £3,500 per annum			£8,400	TBC

Investment Summary

- Centrally located within Banbury Town Centre
- Landmark Grade 2 Listed semi-detached building
- Let to Connells Estate Agents and Gill Cooke Personnel
- Gill Cooke Personnel served notice to leave in January 2027
- Current rental income £53,750 per annum exclusive
- Development potential subject to the usual consents

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and an estimated catchment population of approximately 256,000.

The premises are situated within Banbury Town Centre opposite the main Market Place; public car park and Castle Quay shopping centre which has recently been subject to significant expansion, including a new cinema and hotel

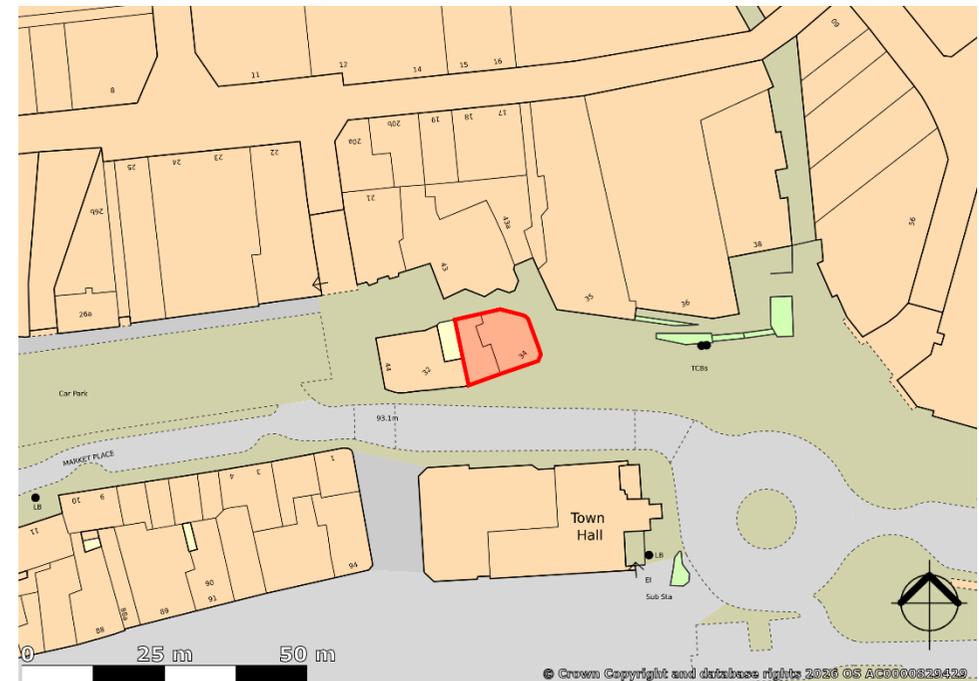
Description

The premises comprises a Grade II Listed three-storey building, currently occupied in part by Connells Estate Agents and the Recruitment Group. The ground floor is mainly open plan with perimeter offices.

The first floor comprises offices with the basement comprising kitchen, WC and storage accommodation. The second floor (previously offices) requires refurbishment.

Residential Development Potential

Subject to the usual planning consents and listed building regulations we consider that the property has scope for the development of residential accommodation on the upper floors. Please note that our clients will not consider 'subject to planning' offers/proposals.



Accommodation

Measured in accordance with the RICS Code of Measuring Practice.

33-34 Bridge Street

Tenant	Floor	Use	Sq Ft	Sq M
Connells	Basement	Storage/Kitchen	588	54.66
	Ground	Retail/Offices	332	30.84
	First	Offices	343	31.79
	Total		1,263	117.29
Gill Cooke Personnel	Ground	Retail	743	69.00
	First	Kitchen/Staff	279	25.90
	Total		1,022	94.90
Vacant	First	Offices	395	36.70
	Second	Offices (GIA)	1,372	127.46
	Total		1,767	164.16
TOTAL		4,052	376.35	

Lease Information

The property is partly let to Connells Residential, on a term of six years from 5th March 2020 with the current rent of £13,750 per annum and to Gill Cooke Personnel at a current rent of £40,000 expiring January 2027 (and who have served notice to vacate). Full lease details are available from White Commercial.

Terms & VAT

The premises are available freehold, subject to the existing leases with offers invited over £295,000.

VAT is not payable in addition to the purchase price.

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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. March 2026.



Services

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

Business Rates

The current Rateable Value for the property (April 2026) is £17,500, £10,750 & £8,400 respectively. Further details are available from the agents or via the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

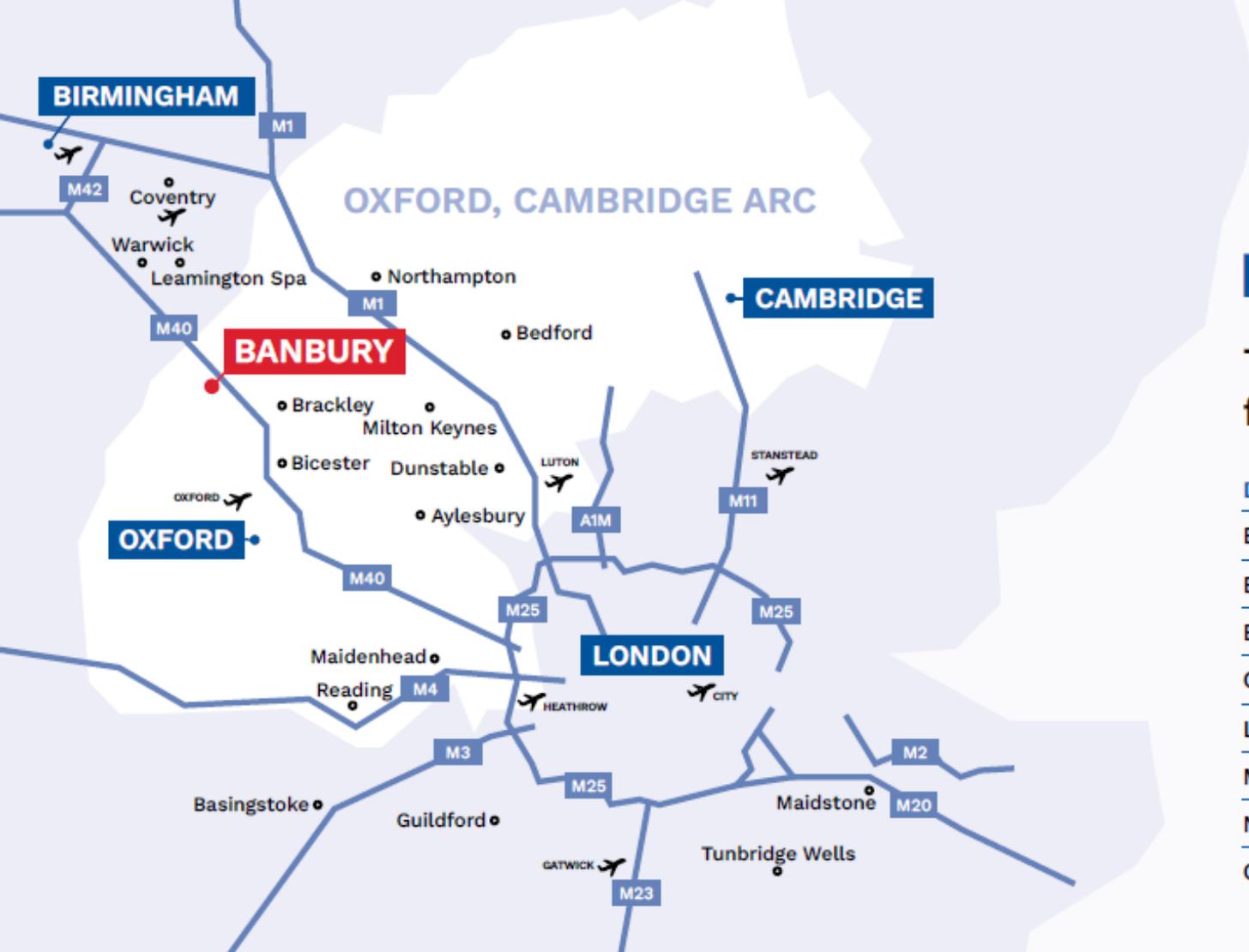
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www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White



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.

