

20-23

BRIDGE STREET

BANBURY OX16 5PN

RAPLEYS



FREEHOLD
FOR SALE



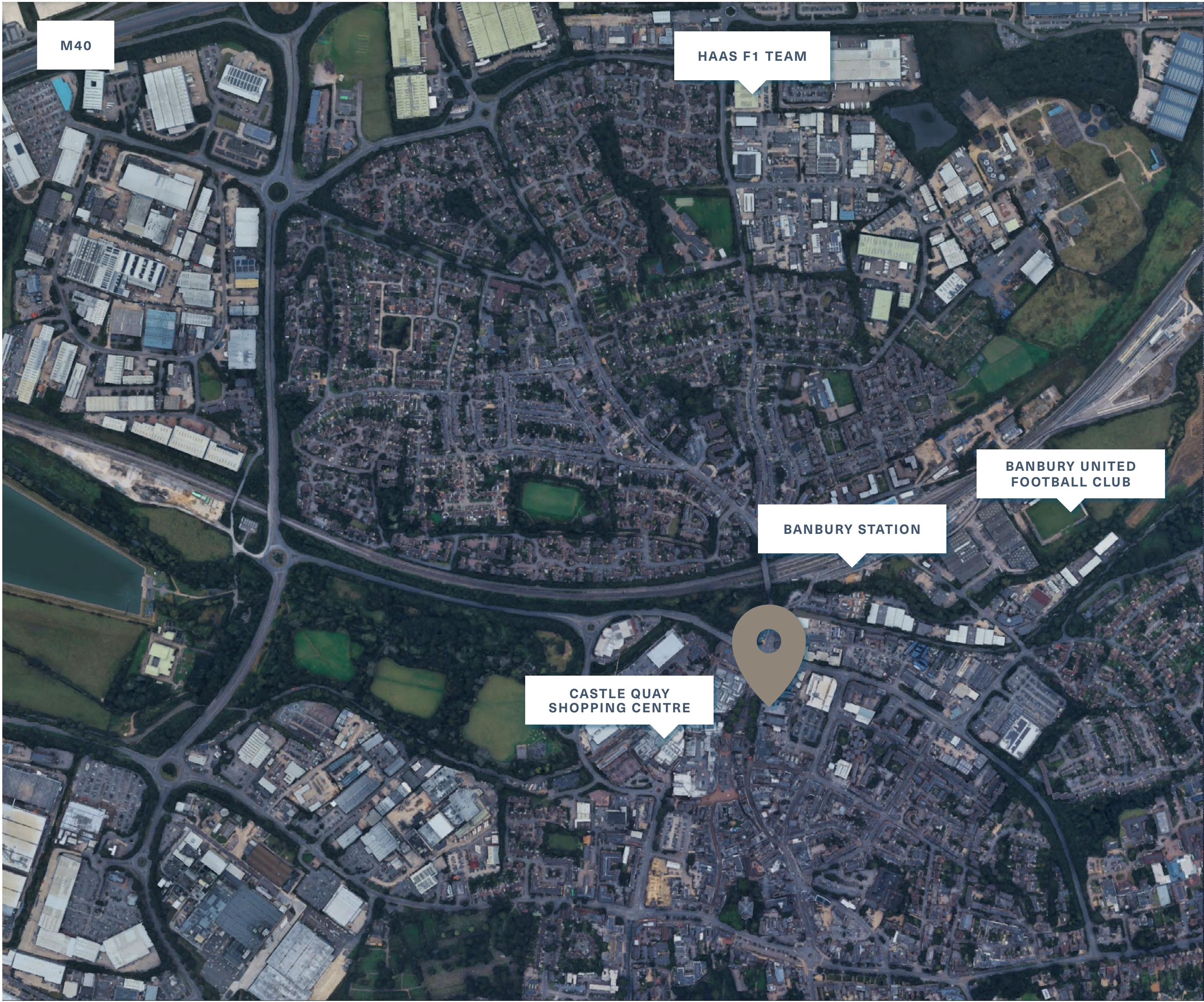
MIXED USE
DEVELOPMENT
OPPORTUNITY



PART LET UNTIL
OCTOBER 2027
AT **£53,750 PER**
ANNUM, RISING TO
£55,000 PER ANNUM
FROM OCTOBER 2026



TOWN CENTRE
SITE SUITABLE
FOR A RANGE
OF USES



Location

The property is located on Bridge Street in Banbury town centre within the main retail zone.

Banbury is a historic market town and the main retail and commercial centre in North Oxfordshire. Banbury has an established employment base comprising motorsport, car components, electrical goods, food processing and printing.

The retail core is anchored by the 300,000 sq ft Castle Quay shopping centre, and the Cherwell Centre Leisure development. Banbury has a population of circa 55,000 (2021 census).

Banbury is located 103 km (64 miles) NW of London, 60km (37 miles) SE of Birmingham and 22 NE of Oxford.

Transport Links



ROAD

Banbury is adjacent to J11 of M40 linking the town to Birmingham, Oxford and London.



RAIL

Direct train service to London Marylebone in just over an hour. Cross Country and GWR services provide longer distance links across the UK.



AIR

Birmingham International Airport – 63 km (40 miles) to the NE via the M40.



Description

The site is located on Bridge Street opposite Castle Quay shopping centre. Nearby occupiers include Boots, JD Sports New Look and Lidl.

To the rear is an NCP surface car park accessed off Christchurch Street. Service access to the property is also along Christchurch Street.

The property is split into two units with Unit 1 formerly occupied by Wilko. Unit 2 is currently occupied by the Salvation Army.

Immediately to the front of the site is a taxi rank and bus stand.

The site coverage is virtually 100% with the building footprint being circa 1763 sqm (18,796 sq ft) over 2 and part 3 storeys (towards the Christchurch Street elevation).

Accommodation and tenancies

Unit 1	(sqm)	(sq ft)
Ground Floor	1,183	12,733
First Floor	1,050	11,302
Total	2,233	24,035

Unit 2	(sqm)	(sq ft)
Ground Floor	580	6,243
First Floor	480	5,167
Total	1,060	11,410

Unit 1 is vacant having formerly been occupied by Wilko.
Unit 2 is occupied by the Salvation Army until 22 October 2027 with no breaks. Current rent is £53,750 per annum, rising to £55,000 per annum from October 2026.

Tenure

Freehold subject to the existing occupational tenancy. Part of the rear of the site is a ‘flying freehold’. A title report is available in the data room.



The property is currently within Class E of 2025 Use Classes Order.

The site is located in the town centre, where the Local Plan seeks to provide an active commercial frontage at ground level. Therefore, a range of town centre uses including retail, café, restaurant, gym providing an active frontage/shopfront are supported by prevailing policy. Residential use on the upper floors is also supported by policy.

The property is in a Conservation Area and there are listed buildings in close proximity. Redevelopment of the site will need to have regard to these heritage assets. Interested parties should make their own planning enquiries with Cherwell Borough Council to establish the acceptability or otherwise of any development proposals.

The image displays three architectural floor plans for a building, labeled Level 0, Level 1, and Level 2. Each plan shows a central corridor system with multiple stairs and elevators. The units are arranged around these central areas. Level 0 (11 Apts) includes a central corridor, stairs, and various apartment units. Level 1 (18 Apts) shows a similar layout with more units and a larger central area. Level 2 (18 Apts) shows a layout with units and a large central area. The plans include dimensions, room names, and a north arrow.

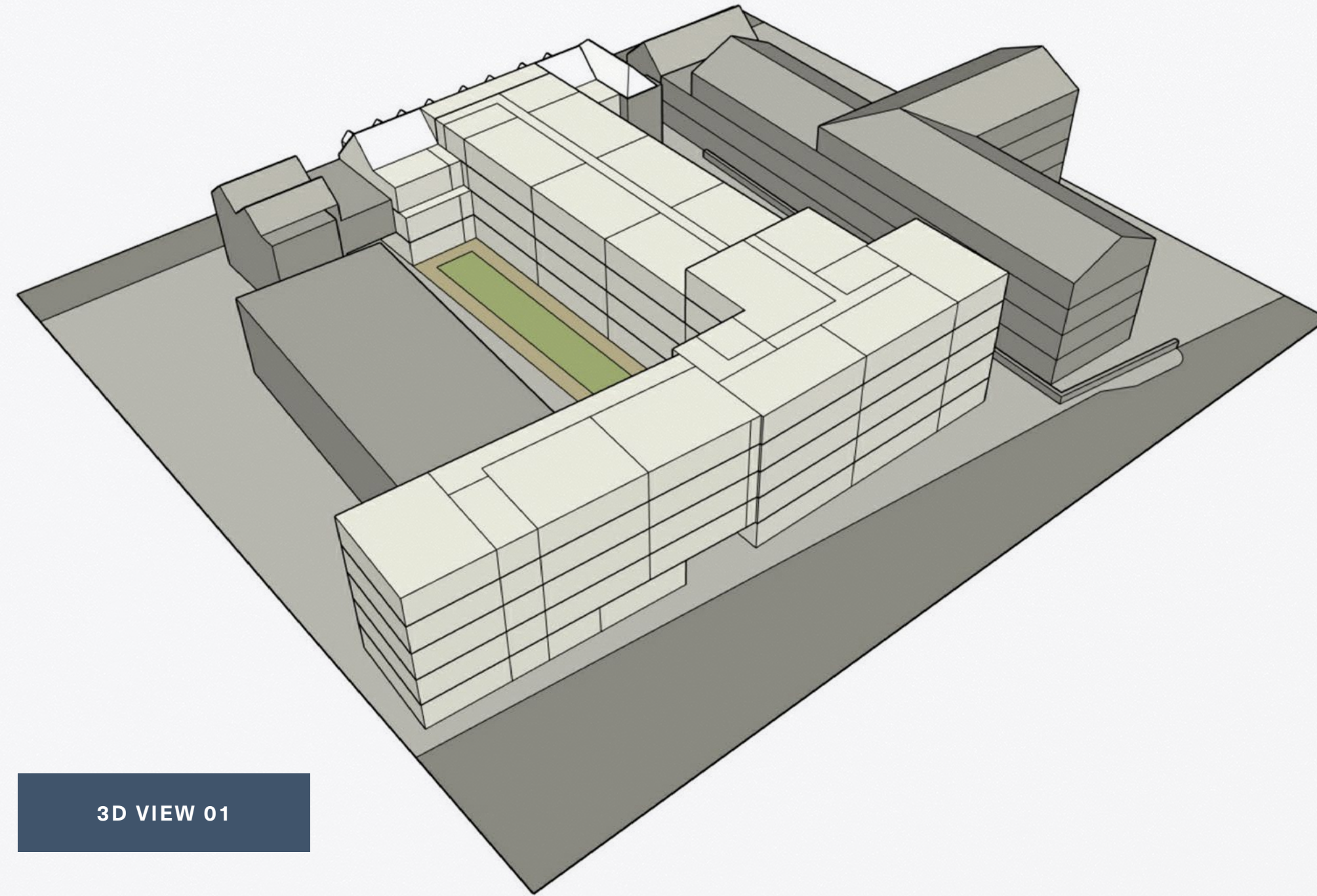
LEVEL 0 (11 APTS)
GIFA: 1237+214M2

LEVELS 1 (18 APTS)
GIFA: 1514M2

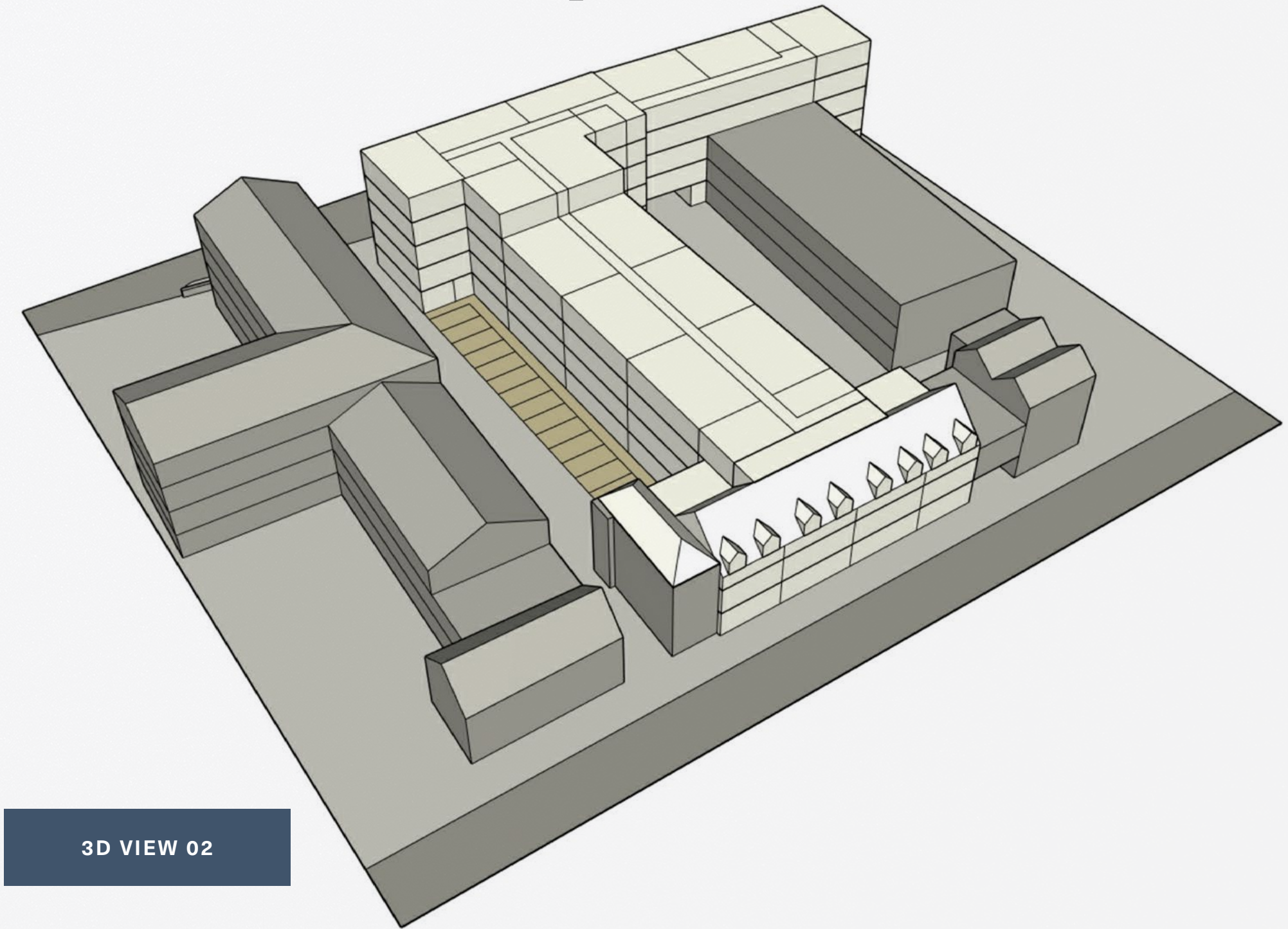
LEVEL 2 (18 APTS)
GIFA: 1458M2

	1 BD 1P		1 BD 2P		2 BD 3P		2 BD 4P		3 BD 4P	
	40sqm	48qm	50sqm	52sqm	61sqm	68sqm	70sqm	71sqm	76sqm	77sqm
L4		1	1	2	1		1		1	1
L3		1	1	2	1		1	6	1	1
L2	2	1	1	4	1		1	6	1	1
L1		1	1	4	1	2	1	6	1	1
L0		1		3				6		1
TOTAL	2	5	4	15	4	2	4	24	4	5
69 UNITS	26x 1BD				38x 2BD				5x 3BD	
SPLIT	37%				55%				7%	
NET	40	240	200	780	244	136	280	1,704	304	385
	4,313sqm									
GROSS	6,357sqm									
67% NET:GROSS										

Example of potential residential-led mixed use re-development



3D VIEW 01



3D VIEW 02

Services

All main services are available to the property but interested parties should make their own enquiries as to the capacity of these services to serve any development proposals.

VAT

VAT will be chargeable at the prevailing rate.

EPC

A new EPC has been commissioned for Unit 1. Unit 2 has a rating of 86D. Copies are available upon request.

Business Rates

Unit 1 – Rateable Value to 1 April 2026 is £149,000. Reducing to £142,000 after this date.

Unit 2 – Rateable Value currently at £63,000 reducing to £51,000 from 1 April 2026.

Offers

Offers are invited on an unconditional and subject to planning basis

All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of 10% deposit
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third-party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Provide details of the solicitors who will be acting on your behalf in this transaction
- Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted by email to Alun Jones and Serena Esses.

There is a pack of further information available upon request

AML Checks

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings and Further Information

Viewings are strictly by appointment only.

Contacts

Please contact the selling agent for further information:



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