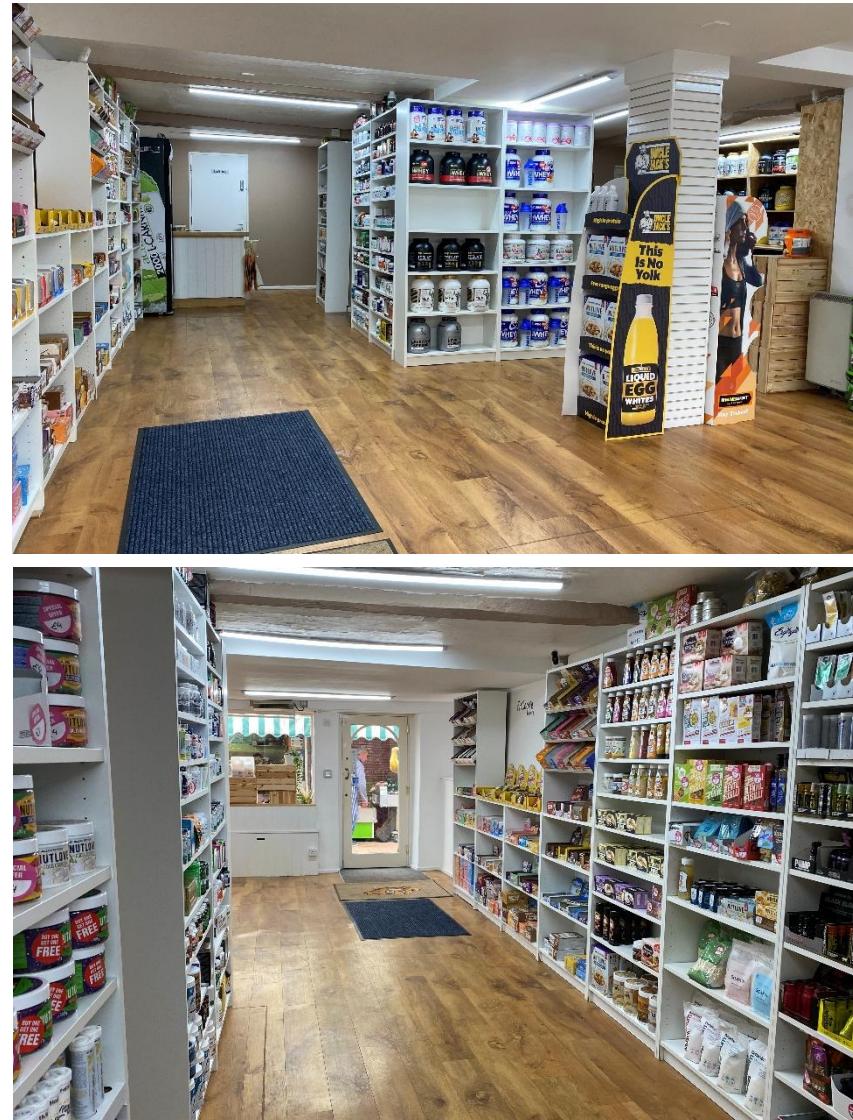


37-38 Church Lane, Banbury, OX16 5LX

For Lease – Ground Floor Class E Retail Premises – 805 sq ft

white
commercial.co.uk



Sq Ft	Sq M	Rent Per Annum	Contribution to External Maintenance	Building Insurance PA	Rateable Value	EPC
805	74.8	£9,500	50%	£95.90	£12,500	B - 44

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 and is the main North Oxfordshire centre for commerce and industry, with its population approaching 52,000 and a catchment of approximately 160,000. The town is undergoing significant commercial growth.

The property is situated on the eastern side of Church Lane, within the busy pedestrianised and established 'Old Town' retail area, also acting as a thoroughfare between High Street and Parsons Street. Banbury's modern Castle Quay shopping centre is also a short walk away and includes a cinema, hotel, food retailing scheme and 'Lock 29' Artisan Market.

Description

The premises comprises a self-contained 'lock-up' ground floor retailing unit, benefitting from good frontage with two display windows. The unit has been configured to suit the outgoing occupiers use as a fitness/supplement business and can be brought back to open plan if required.

The unit has one WC and also a rear enclosed store area. As the premises benefits from use Class E, a wide variety of uses can be considered.

To the upper floor is a separate and privately leased residential dwelling.

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Zone A	411	38.2
	Zone B	350	32.5
	Zone C	7	0.7
	Storage	37	3.4
Total		805	74.8

Terms & VAT

The unit is available at a rent of £9,500 per annum on a new internal repairing lease, with terms to be agreed and subject to contract.

We are advised that VAT will not be payable in addition to the rental figure.

External Building Maintenance Contribution

For any external building maintenance that might be required during the term, the ground floor will contribution 50% of the costs, which are to be shared equally with the separately leased upper floor residential flat.

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 Rateable Value for the property is £12,500 per annum. Under current legislation you may be eligible for 'discounted business rates relief'. This will need to be claimed by the ingoing tenant and is subject to individual circumstances. Further information is available from either White Commercial or the local authority.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



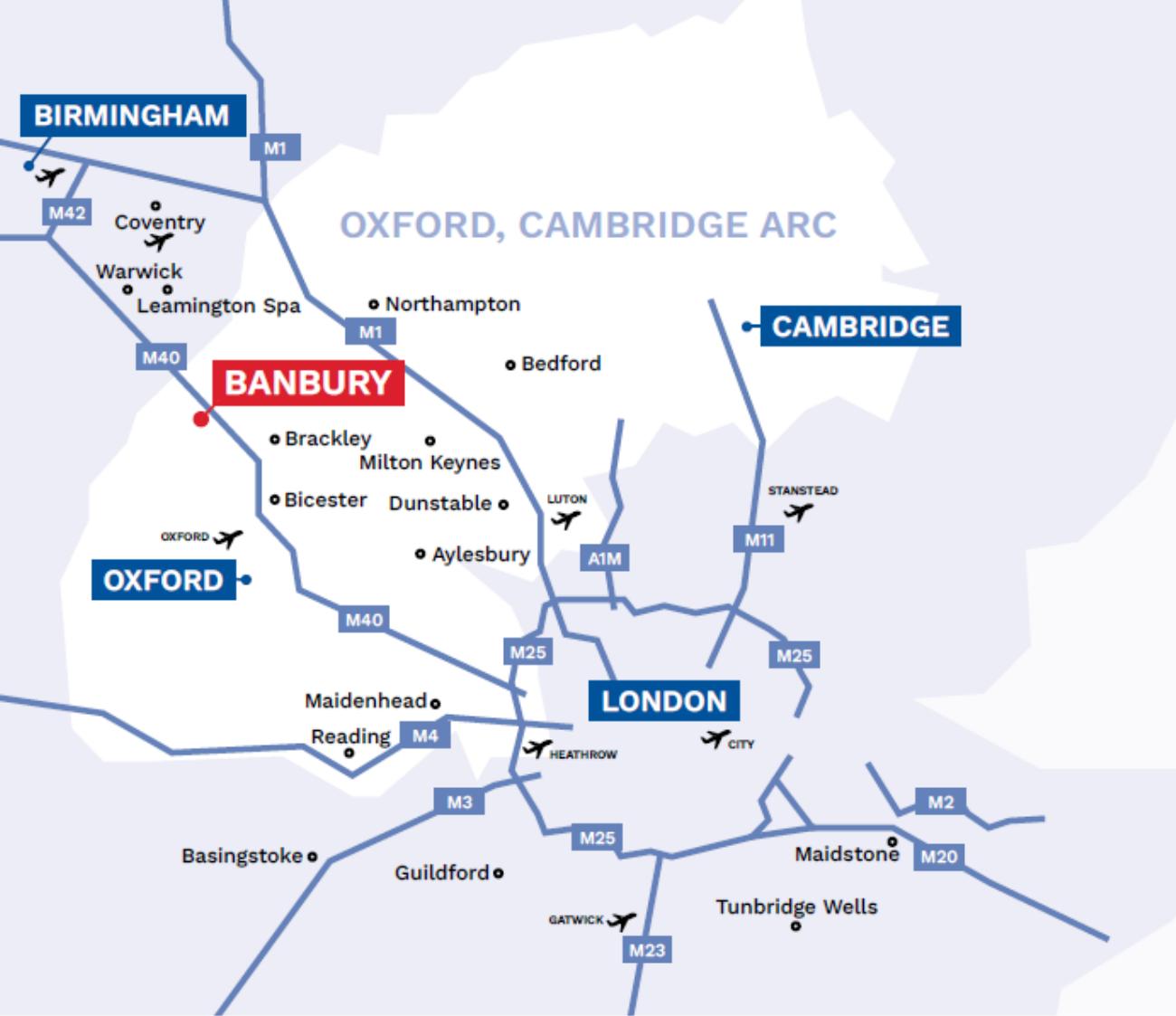
Chris White



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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. October 2025.



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.

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