

**Prominent Warehouse and Distribution Building and Site of 0.35 acres
Station Approach, Banbury, Oxfordshire, OX16 5AB**

For Sale - Offers invited in excess of £500,000



Sq Ft	Sq M	Current Use	Purchase Price	2023 Rateable Value	EPC
8,121	754.52	B8	Offers in excess of £500,000	£23,250	G

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 with a population approaching 50,000 and a catchment of approximately 160,000.

The site and buildings are situated adjacent to Banbury Town Centre and Banbury's Castle Quay Waterfront and Canal Shopping Development www.castlequay.co.uk and all town centre amenities, including Banbury's main Bus Station.

The building is located in a prominent position fronting Station Approach and the car parks for Banbury's Mainline London to Birmingham Station - Chiltern Railways.

Description

The property comprises a self-contained brick-built building, previously occupied by Percy Gilkes Wholesalers together with a number of external unused buildings to the boundary of the site, each in need of refurbishment. The main building measures 11m x 24.69 m, constructed around a steel frame and incorporating a steel pitched roof truss with a height to eaves of 3.37m with full length glazed roof light.

A 2-storey office block fronting Station Approach provides ancillary office and storage and WC facilities and accommodation.

Accommodation

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	2,923	271.59
Ground	Offices	1,162	107.91
First	Offices	1,162	107.91
Total		5,247	487.49
Basement	Gas Boiler	-	-
Ground	Out Buildings	2,874	267.03
Total		8,121	754.52
Site Area*	Circa	0.35 acres	

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



EPC

The property has an EPC rating of G. Further information and the report on the premises are available. We are advised that both renewal of the existing gas boiler and change to the lighting are the main areas of improvement required to improve the EPC to acceptable standards.

Planning Considerations

The current use for the property is B8 Warehousing and Distribution. We consider that the site, subject to planning and the usual consents being obtained, may suit nursery occupiers, health users, residential uses, quasi residential uses e.g., care homes / specialist care home operators and other uses e.g., retail, trade counter, restaurant, as well as community and religious users.

The surrounding area is currently subject to a number of planning applications and consents for a number of development schemes including mainly residential consents.

Further information is available from White Commercial Surveyors.

Terms

The premises are available on a freehold basis, with offers invited in excess of £500,000. Consideration will be given to granting a lease on the property, further information is available from White Commercial.

Services

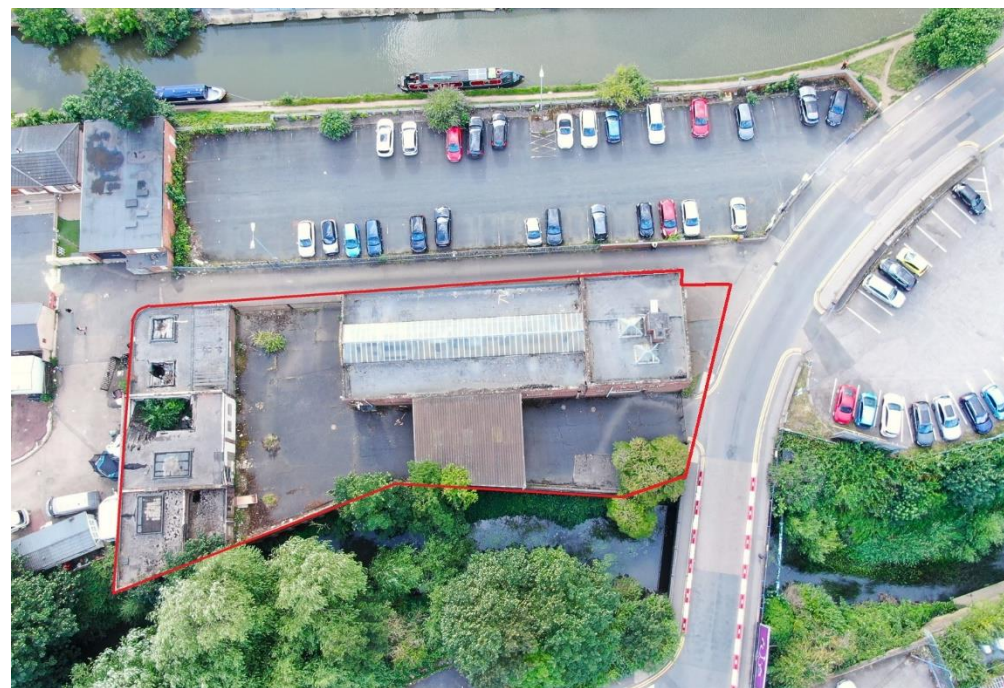
We understand that all main's services are connected to the premises, including gas electricity and a three-phase electric power supply. None of these services have been tested by the agents.

Rates

The current rateable value for premises is £23,250 per annum. This is not what you pay, for further details in this regard, please do contact White Commercial.

VAT

We understand that VAT will be payable in addition to the purchase price.



Viewing

Viewings by appointment only, to be arranged via White Commercial.

For further information

Please contact Chris White or Harvey White

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

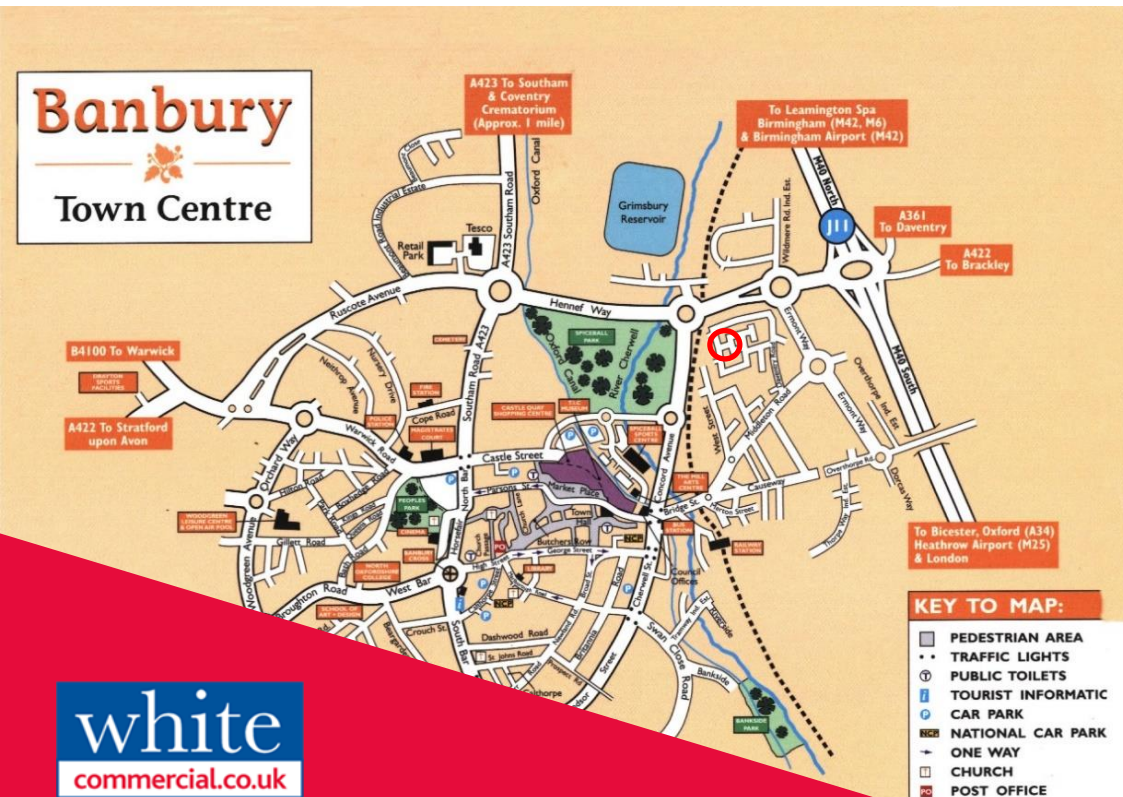
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Chris White



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 or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. September 2023.