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

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

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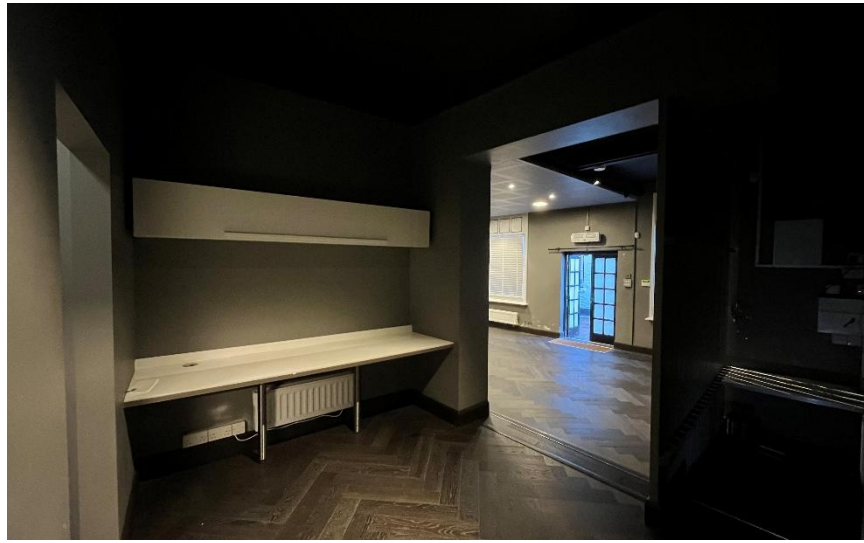

Sq Ft	Sq M	Rent Per Annum	Maintenance Contribution	Building Insurance PA	Rateable Value	EPC
563	52.35	£9,000	£900.00	TBC	£7,400	E - 101

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
Total		563	52.35

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 £7,400. 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 ingoing 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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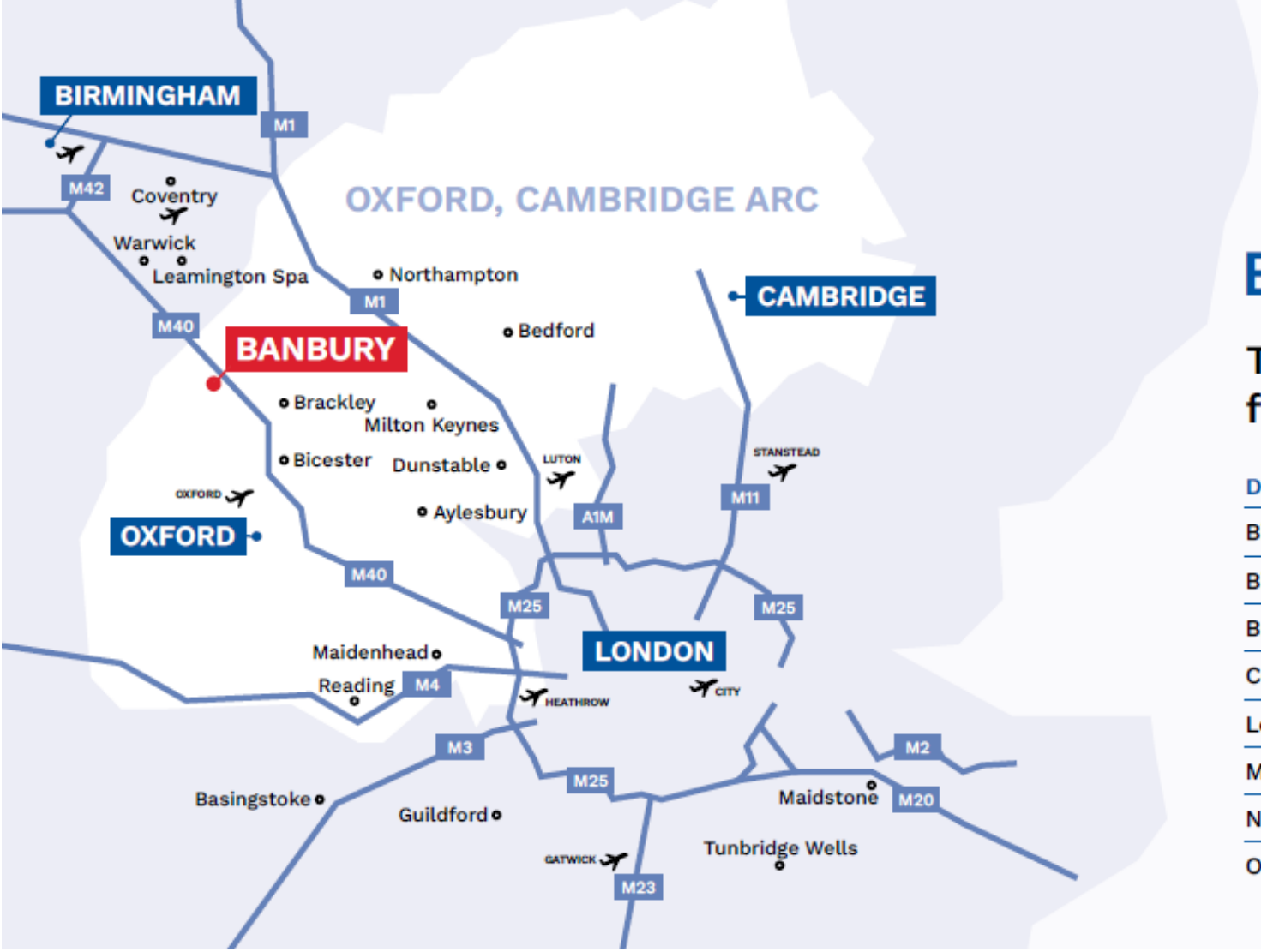
and harvey@whitecommercial.co.uk

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. 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.

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