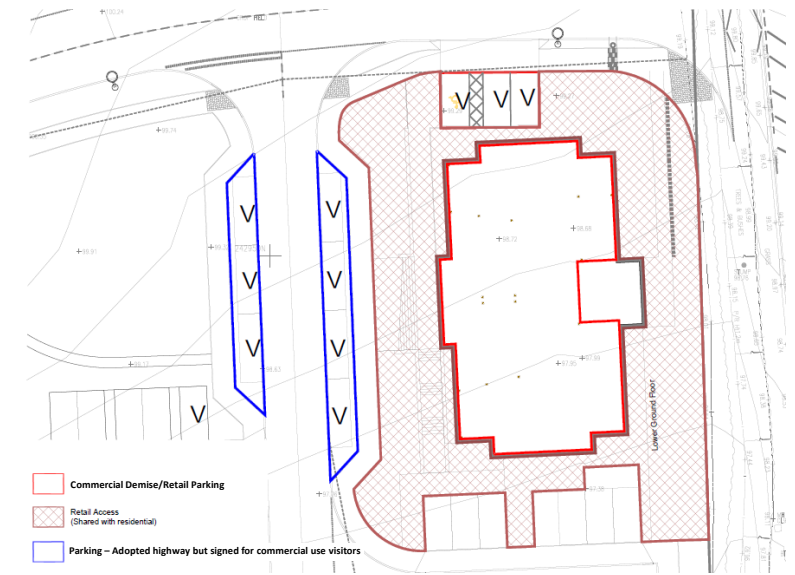
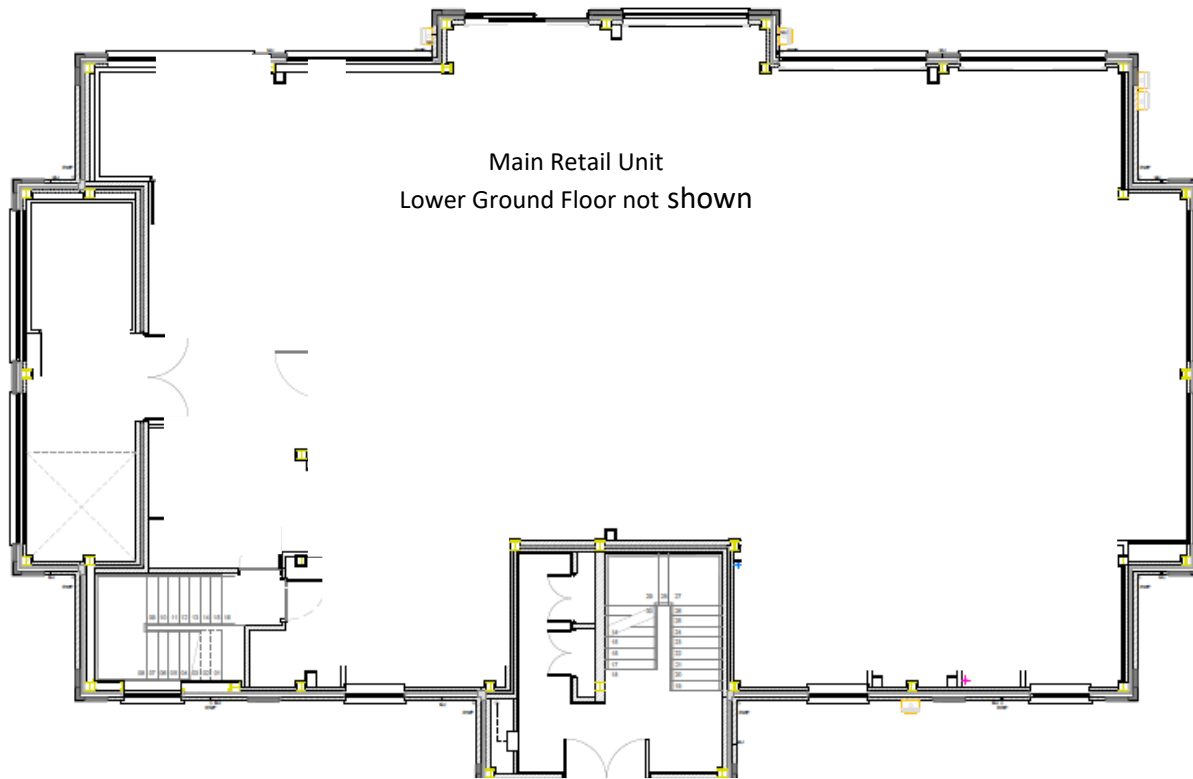


New Convenience Store Premises, Southam Road, Banbury, OX16 1ST For Lease – 4,915 sq ft





Sq Ft	Sq M	Use	Rent Per Annum	Service Charge PA	Rateable Value PA	EPC
4,915	457	Class E / Retail	£60,000	£1,012.96	Approx £60,000 pa	TBC

Location

This new unit occupies a prominent roadside position on Southam Road (A423), one of the principal arterial routes serving Banbury and the surrounding North Oxfordshire area, with convenient access to Banbury town centre, the M40 motorway (Junction 11) and the wider commercial districts of the town.

The premises benefit from strong passing vehicular traffic with link-flow data indicating traffic flows of approximately **9,300–10,600 average daily traffic on Southam Road**. Several nearby bus routes also serve the locality.

The surrounding area comprises substantial new and modern residential developments recently built and expanding Banbury Northwards. The site is also opposite Banbury Office Village and Cherwell Business Village, all providing a consistent local customer base for the retail convenience store.

The convenience store forms part of the Bournleigh residential development by Sanctuary Housing Association west of Southam Road, Banbury. The scheme is delivering over 90 new residential units, including affordable and shared ownership housing, creating a growing residential catchment for the area.

Description

The property comprises a new ground floor Convenience Store with lower ground floor goods access and storage both connected via a lift

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

Floor	Use	Sq Ft	Sq M
Ground	Retail	3,625	337
Ground	Store	248	23
Lower Ground	Stores	1,042	97
Total		4,915	457

Plans and details of the accommodation are available via Dropbox:

www.dropbox.com/scl/fo/7o9spdjasiyu7ejj2iopd/ANOlSrfqmClfgbqJ9Qsp3_Y?rlkey=emwuwlgdfygaefz89tis63idu&st=5nfssvyw&dl=0

Terms & VAT

The unit is available on a new effective full repairing lease, with terms to be agreed, subject to contract at a rent of £60,000 per annum. We are advised that VAT will be payable in addition.

Service Charge

There is a service charge payable in respect of the maintenance of the shared facilities, full details are available from White Commercial.

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 will be assessed when the unit is completed but estimated at £60,000 per annum. This is not what you pay and further information is available from White Commercial and the Local Charging 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

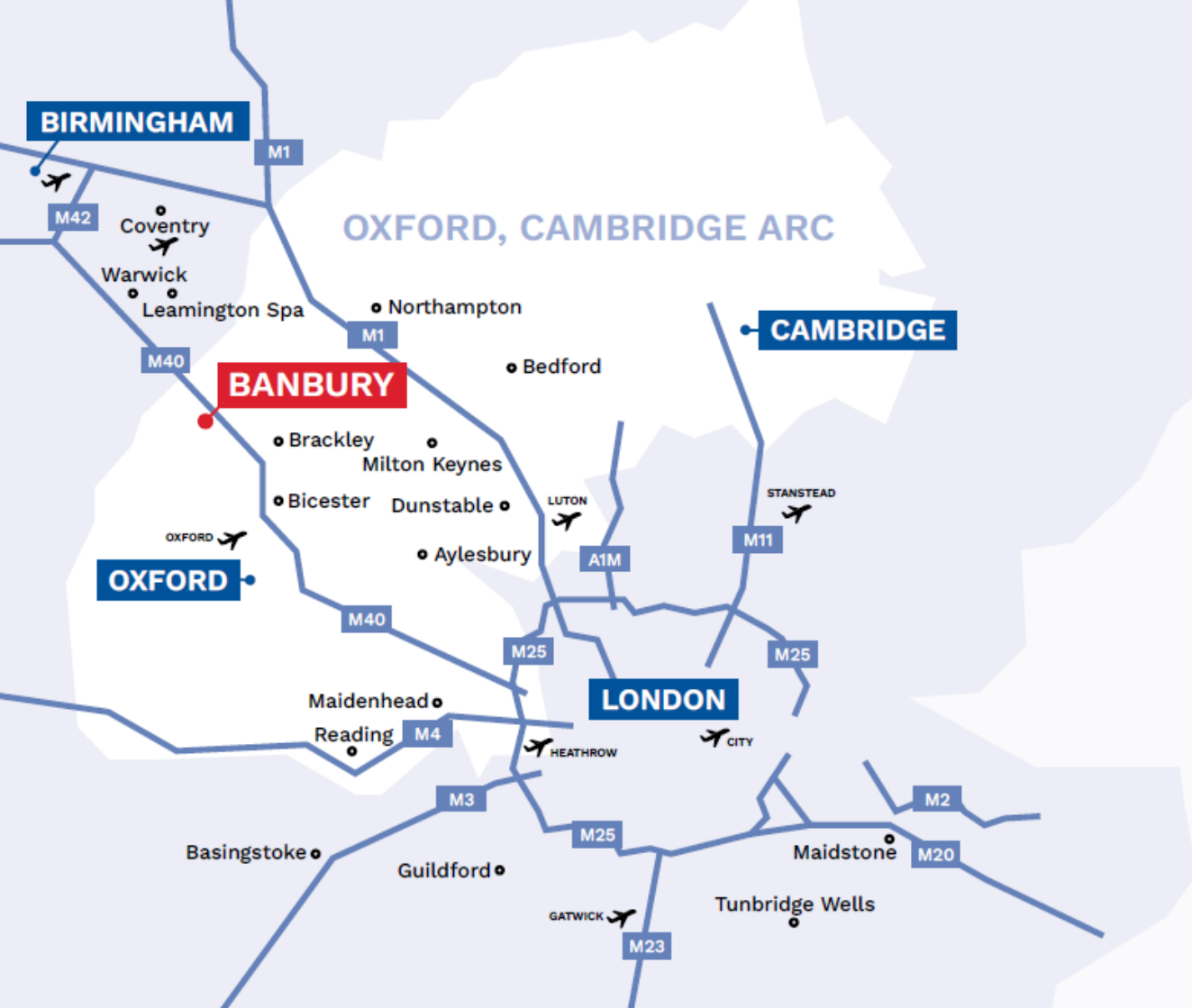


Chris White

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. June 2026.



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.

