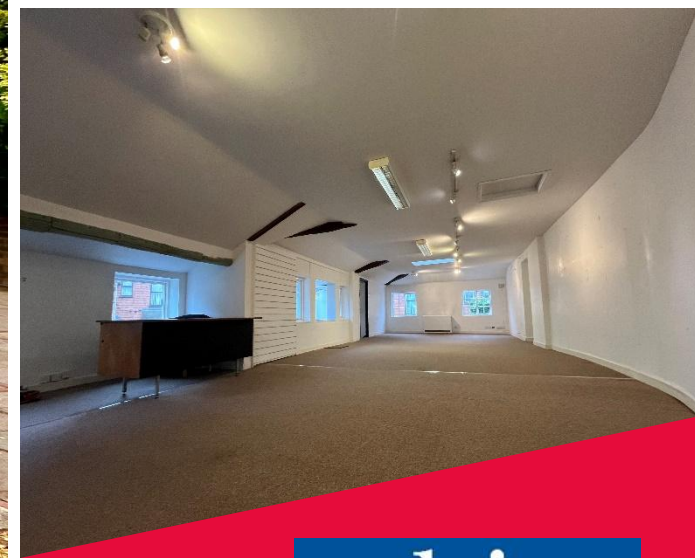


**4 White Lion Walk, Banbury, Oxfordshire, OX16 5UD**

**Ground and First Floor Retail Premises with Residential Development Potential**

**Available For Sale – 1,474 sq ft**





Sq Ft	Sq M	For Sale	Service Charge Per Annum	Building Insurance Per Annum	Business Rates	EPC
1,474	137	£180,000	£1,152.04 (24/25)	£575.87 (24/25)	£8,300	C - 63

### Location

Banbury is the principle commercial and administrative centre of north Oxfordshire, located at Junction 11 of the M40 London to Birmingham Motorway and is a rapidly expanding town with a population of 54,335 (2021 census) and a district population 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 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.

### Description

The accommodation comprises a characterful end of terrace ground and first floor self-contained retailing unit, formerly occupied as a bookshop. The building also forms part of the Grade II listing of the former White Lion Hotel and is situated within the conservation area of Banbury Town Centre.

There are two separate accesses to the premises at ground floor, with the upper floors providing open plan ancillary office/storage/retail space; further providing a kitchenette and WC. There are also notably 2 allocated car parking spaces.

We consider that the first floor of the premises has good residential conversion potential, subject to obtaining the relevant planning permissions/consents.

### Services

We understand that all main services are provided to the property, but excluding gas. Heating to the premises is via electric storage heaters. None of the above services have been tested by the agents.

### Accommodation (Measured in accordance with IPMS3)

Floor	Use	Sq Ft	Sq M
Ground	Retail	765	71.1
First	Storage	709	65.9
<b>Total</b>		<b>1,474</b>	<b>137</b>

### Terms & VAT

The premises are available freehold, with offers invited in the region of £180,000, subject to contract.

VAT will be payable in addition to the purchase price.

### Service Charge

A service charge in respect of repairs and maintenance of the common/shared areas of the White Lion Walk is payable. See table above for the current charge.

### Business Rates

The Rateable Value is £8,300. This is not what you pay. It may be possible to claim small business rates relief, subject to eligibility. Further details are available from both White Commercial and/or the Local Charging Authority.

### Viewing and further information

Please contact Chris White & Harvey White

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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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. November 2024.