

Unit 4 and 7 Rotary Way, Banbury, OX16 1ER

For Lease – Ground Floor Retail Premises 772 & 914 sq ft

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Unit	Sq Ft		Rent Per Annum	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
4	772	71.69	£13,000	£779.00	£291.21	£9,800	E - 101
7	914	84.9	£21,000	£1,038.65	£388.29	£12,500	B - 45

Location

Banbury is situated at Junction 11 of the London to Birmingham M40 Motorway and is a rapidly expanding town, with a population approaching 55,000 (2021 census) and an estimated catchment population of approximately 256,000.

Units 4 and 7 comprise part of the 'Hanwell Fields' housing development, situated to the north of Banbury, and where there are several further housing developments underway.

Neighbouring occupiers include The Co-Op, Al-Noor Carpets, Hanwell Indian Brasserie, Levi Barbers, Luv Tanning, The Children's Society, as well as the Hanwell Arms Pub and local community centre.

Description

Unit 4 comprises an open plan unit that has been stripped out, providing a 'bare shell', with connections to water and electricity in situ.

Unit 7 has most recently been occupied as a fish and chip shop, still benefitting from the previous occupiers fit out.

Both premises benefit from access to a rear servicing corridor for loading/unloading purposes.

Services

We understand that all mains services are connected to the site, including gas. None of the above services have however been tested by the agents.

Business Rates

The Rateable Value for each unit is listed in the table above. This is not what you pay, further information is available via White Commercial or the Local Charging Authority (Cherwell).

Terms & VAT

The units are available on new effective fully repairing and insuring leases at rents as per the table above exclusive of other outgoings and subject to contract. We are advised that VAT is payable on the rent.

Service Charge

There is a service charge payable in respect of the wider estate. Full details are available upon request.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice.

Unit	Floor	Use	Sq Ft	Sq M
4	Ground	Zone A	282	26.17
		Zone B	282	26.17
		Zone C	208	19.35
	Total		772	71.69

Unit	Floor	Use	Sq Ft	Sq M
7	Ground	Zone A	361	33.5
		Zone B	360	33.5
		Zone C	193	17.9
	Total		914	84.9

Viewing and further information

Please contact Harvey White or Molly Baughan

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

www.whitecommercial.co.uk | 01295 271000



Harvey White



Molly Baughan

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 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.