

lot 72

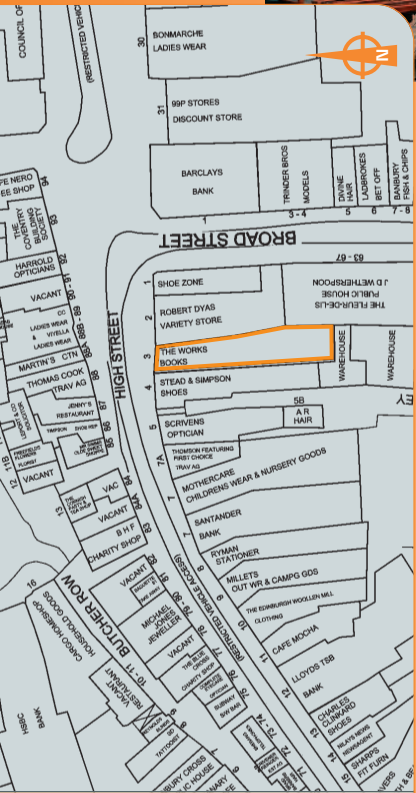
3 High Street
Banbury, Oxfordshire OX16 5DZ

Rent
£52,500
per annum
exclusive

Freehold Retail Investment

- Entirely let to The Works Stores Limited
- High Street Location in Busy Market Town

- Nearby occupiers include Robert Dyas, Stead & Simpson, Barclays Bank, Caffè Nero and Mothercare



Location

Miles: 23 miles north of Oxford
36 miles south of Birmingham
Roads: A361, B4035, M40
Rail: Banbury Rail
Air: Birmingham Airport

Situation

The property is situated in a prime town centre location on the pedestrianised High Street, close to its junction with Broad Street. Nearby occupiers include Robert Dyas, Stead & Simpson, Barclays Bank, Caffè Nero and Mothercare.

Description

The property comprises a three storey building with retail and ancillary ground floor accommodation and storage accommodation over first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	206.80 sq m (2,226 sq ft)	THE WORKS STORES LIMITED (1)	15 years from 03/01/2003 on a full repairing and insuring lease	£52,500	02/01/2018
First	Storage	32.33 sq m (348 sq ft)				
Second	Storage	28.99 sq m (312 sq ft)				
Totals		268.12 sq m (2,886 sq ft)			£52,500	

(1) For the year ending 28th April 2013, The Works Stores Limited reported a turnover of £122,781,000, pre-tax profits of £2,669,000 and a total net worth of £5,729,000. (Source: www.riskdisk.com 28/08/2014).

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