

lot 21

88c/89 & 90/91 High Street  
Banbury, Oxfordshire OX16 5JE

Rent  
£31,450 per annum exclusive, with approx 1,800 sq ft to be let

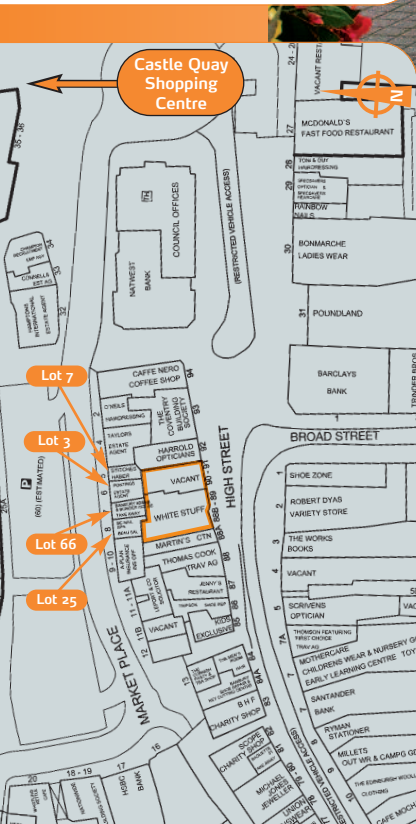
Freehold Retail Investment

- 88c/89 Let to White Stuff Limited on a new lease until 2021 (no breaks)
- Prominent pedestrianised location in historic and popular market town
- Close to Castle Quay Shopping Centre

- Nearby occupiers include Marks & Spencer, Debenhams, H&M, Next, WH Smith, Boots the Chemist, McDonald's and Caffè Nero
- Residential redevelopment potential (subject to consents) of upper floors above No. 90/91 High Street



On behalf of  
Insolvency  
Practitioners



Location

Miles: 23 miles north of Oxford  
40 miles south-east of Birmingham  
65 miles north-west of London  
Roads: A422, A423, M40 (Junction 11)  
Rail: Banbury Railway Station  
Air: Birmingham International Airport

Situation

Banbury is a historic and popular Oxfordshire market town which lies just off the M40 between London and Birmingham. The property is prominently situated on the north side of the pedestrianised High Street close to its junction with Market Place and Bridge Street. The property is a short distance from Castle Quay Shopping Centre which houses retailers including Marks & Spencer, Debenhams, H&M, Next, WH Smith and Boots the Chemist. Other nearby occupiers include McDonald's, Poundland, Mothercare, Toni & Guy and Caffè Nero.

Description

No. 88c/89 comprises ground floor retail accommodation and first floor ancillary accommodation. No. 90/91 comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. The upper floors of No. 90/91 have potential to

become self-contained and may benefit from residential redevelopment (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

NB. The adjoining properties 5, 6, 7 & 8 Market Place are to be offered in this catalogue.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
88c/89	Ground	Retail/Ancillary	139.73 sq m	(1,504 sq ft)	WHITE STUFF LIMITED UK (1)	Approx. 4 years & 7 months from 28/07/2016 on a full repairing and insuring lease (2)	£31,450	01/02/2021
	First	Ancillary	32.72 sq m	(352 sq ft)				
90/91	Ground	Retail/Ancillary	67.02 sq m	(721 sq ft)	VACANT			
	First	Ancillary	56.83 sq m	(612 sq ft)				
	Second	Ancillary	43.55 sq m	(469 sq ft)				
<b>Totals</b>			<b>339.85 sq m</b>	<b>(3,658 sq ft)</b>			<b>£31,450</b>	

(1) For the year ending 30th April 2016, White Stuff Limited reported a turnover of £144,140,000, pre-tax profits of £15,968,000 and a total net worth of £34,732,000 (Source: Experian Group 12/09/2016).

(2) The lease is subject to a schedule of condition.

For further details please contact:

**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

Seller's Solicitors:

**Olswang LLP**  
2nd Floor, The Blade, Abbey Square, Reading, RG1 3BE  
Tel: +44 (0)20 7071 7323  
Email: sarah.fitzpatrick@olswang.com  
Ref: Sarah Fitzpatrick