

lot 50

## 81/82 High Street Banbury, Oxfordshire OX16 5JG

Rent  
£32,500 per  
annum  
exclusive

Freehold Retail Investment with  
Development Potential

- Part let to Scope until 2024 (subject to option)
- Planning permission granted for four residential flats on upper floors at 82 High Street
- 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



On behalf of a Major  
Fund Manager



### 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 in close proximity to Market Place and a public car park to the rear. 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

The property comprises two ground floor retail units with self-contained ancillary accommodation on the first, second and third floors accessed from Butcher Row. Please note that the upper floors of 82 High Street have been stripped to a shell condition. The property benefits from being situated on a pedestrian cut through between Market Place and the High Street. Additionally No. 82 benefits from customer entrances to the High Street and Market Place. The property is situated within a conservation area and is Grade II listed.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Planning

Planning permission was granted on 14/01/2014 for the conversion of first, second and third floors of 82 High Street for four residential flats. For further information please visit [cherwell.gov.uk](http://cherwell.gov.uk)  
Reference: 01/01/013381F.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
81	Ground	Retail/Ancillary	19.31 sq m	(208 sq ft)	<b>INDIVIDUALS (t/a Baguette 81) (1)</b>	15 years from 29/09/2011 (2)	£12,500	29/09/2016 29/09/2021 (28/09/2026)
	First	Ancillary	18.15 sq m	(195 sq ft)				
	Second	Ancillary	19.32 sq m	(208 sq ft)				
	Third	Ancillary	19.80 sq m	(213 sq ft)				
82	Ground	Retail/Ancillary	100.33 sq m	(1,080 sq ft)	<b>SCOPE (3)</b>	10 years from 12/02/2014 (4)	£20,000	12/02/2019 (11/02/2024)
82	First	Ancillary	129.55 sq m	(1,395 sq ft)	<b>VACANT</b>			
	Second	Ancillary	59.53 sq m	(641 sq ft)				
	Third	Ancillary	43.43 sq m	(467 sq ft)				
<b>Totals</b>			<b>409.42 sq m</b>	<b>(4,407 sq ft)</b>			<b>£32,500</b>	

- (1) Baguette 81 have been trading from the unit since 2011.
- (2) The lease is subject to a tenant option to determine on 29th September 2021.
- (3) Scope was formed in 1952 and is committed to helping the lives of disabled people throughout the UK. Scope currently have over 230 high street shops in England and Wales (Source: [www.scope.org.uk](http://www.scope.org.uk)).
- (4) The lease is subject to a tenant option to determine on 12th February 2019.

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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