# 38 Bridge Street, **Banbury, Oxfordshire OX16 5PY**





## **Tenancy and accommodation**

| Floor                        | Use  | Floor Areas<br>(Approx)          |               | Tenant                      | Term   | Rent p.a.x. | Reversion  |
|------------------------------|--|----------------------------------|---------------|-----------------------------|--|-------------|------------|
| Ground<br>First<br>Forecourt | Public House<br>Residential<br>Beer Garden | 289 sq m<br>199 sq m<br>147 sq m |               | SURREY PUBS<br>AND INNS LTD | 40 years from<br>25/03/1987 on a full<br>repairing and<br>insuring lease | £67,000     | 24/03/2027 |
| Total                        |  | 635 sq m                         | (7,108 sq ft) |                             |  | £67,000     |            |



# **Lot 62**

#### **Key Details**

- Immediately adjacent to the major 80+ unit Castle Quay Shopping Centre
- · Let to Surrey Pubs and Inns Ltd until 2027
- · Neighbouring occupiers include Marks & Spencer, Superdrug, NatWest Bank, McDonald's and Sports Direct

Miles: 23 miles north of Oxford 60 miles north-west of London

18 miles south-east of Stratford upon Avon Roads: A361, A422, M40

Banbury Railway Station Birmingham Airport London Luton Airport Rail:

#### Situation

Banbury is an attractive Oxfordshire market town some 64 miles north-west of London. The property is situated on the north side of the busy Bridge Road, immediately adjacent to Marks & Spencer and is adjacent to the main entrance to the major 80+ unit Castle Quay Shopping Centre, which has full planning consent to extend the shopping centre to include cinemas, a 117 bedroom hotel and restaurants and an additional 240 space car park. The plans include extending the opening hours of the shopping centre into the late evening. Nearby occupiers include Superdrug, NatWest Bank, McDonald's and Sports Direct.

#### Description

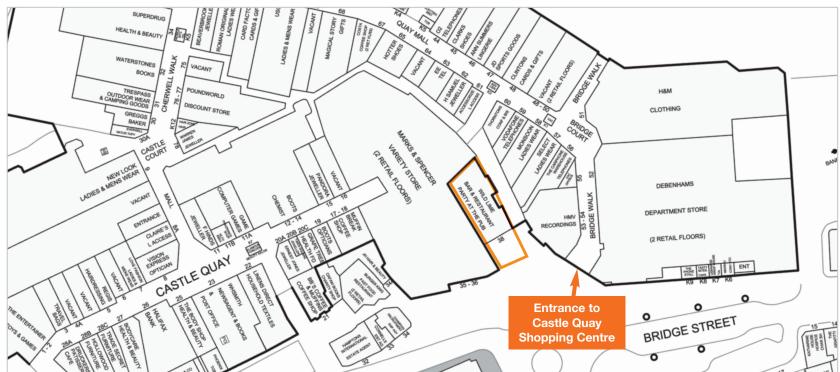
The property comprises an attractive public house building, comprising public house accommodation on the ground floor with self-contained residential accommodation on the upper floors. The property benefits from a beer garden at the front of the property.

### **Tenure**

Freehold.

VAT is applicable to this lot.

**Six Week Completion** 



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