50 South Bar Street

Banbury OX16 9AB

FISHER GERMAN

FOR SALE - 50 The Green, South Bar Street, Banbury OX16 9AB

50 The Green, South Bar Street, Banbury OX16 9AB

This is an attractive two storey Grade II listed terraced office with original stone frontage and sash windows in the ever popular South Bar Street in the town centre location of Banbury.
Additional benefits include ample car parking to the rear and development opportunities subject to planning.

- Attractive Grade II listed office for sale
- Excellent parking facilities
- Town centre location
- Possible development opportunities (STP)

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Location
Banbury is a thriving market town in Oxfordshire conveniently located for access to the Midlands and the South.
The town lies at Junction 11 of the M40 which provides direct access to London and Birmingham, making it particularly appealing to a commercial occupier.

Banbury is approximately 80 miles north west of London, 50 miles south east of Birmingham and 22 miles north of Oxford.

The property is situated on the South Bar Street to the edge of the town centre and approximately 2 miles from the motorway junction.

Description
The property is an attractive Grade II listed mid terrace, two storey building together with basement and attic accommodation. The original front section of the building benefits from a modern two storey extension to the rear in keeping with the style of the building. The property is currently occupied as agency office accommodation.

Ground Floor
Upon entry there is a door leading into the front office space and a door leading into the main ground floor entrance lobby with access to the front staircase to the first floor.
This lobby, with original floor tiles then leads to the rear of the property with additional offices and conference room ,male and female WC and kitchen facilities also.
It is at the rear of the premises that you find the second staircase leading to the first floor accommodation.

First Floor
There are currently 6 separate offices varying in size and a print / storage room.

Accommodation	Sq m	Sq Ft
Ground floor	157	1,690
First floor	150	1,615
Total	307	3,305

(Measurement shown are Gross Internal Area)

External
The original section of the building is to the front elevation and comprises of Horton Stone with attractive lead lined windows.

There are attractive sash windows also to the side and rear.

The car park area is mainly laid to gravel and provides ample car parking and is located off West Bar Street. Access can then be obtained to the property with steps down to the a small courtyard area.

Guide Price
The property is available for sale at a guide price of £450,000 exclusive.

Tenure
Freehold under title numbers ON181441 & ON339882. Copies can be provided upon request.

Consideration will be given to allow for the property to be available with vacant possession or with a short lease to the existing tenants subject to agreeing terms.

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Business Rates
The rateable value for the property is £24,750.

For details of the actual business rates payable and any relief's that may be applicable please contact the local authority.

Legal Costs
Each party to bear their own legals costs.

EPC
Energy Performance Rating of F (139). A copy of this is available upon request

Planning
It is understood that the neighbouring property has successfully been converted from commercial offices to residential apartments and although no formal application has been made, 50 South Bar Street has the opportunity for similar conversion subject to planning being obtained.

Anti Money Laundering
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
It is understood that VAT is payable on the purchase price. Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with the sole agents

Approximate Travel Distances

Locations
- M40 (J11) - 2 miles
- A422 - 1 mile

Sat Nav Post Code
- OX16 9AB

Nearest station
- Banbury - 1 mile

Nearest Airports
- Birmingham - 42 miles

Please Note
Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2021.
Photographs dated February 2021

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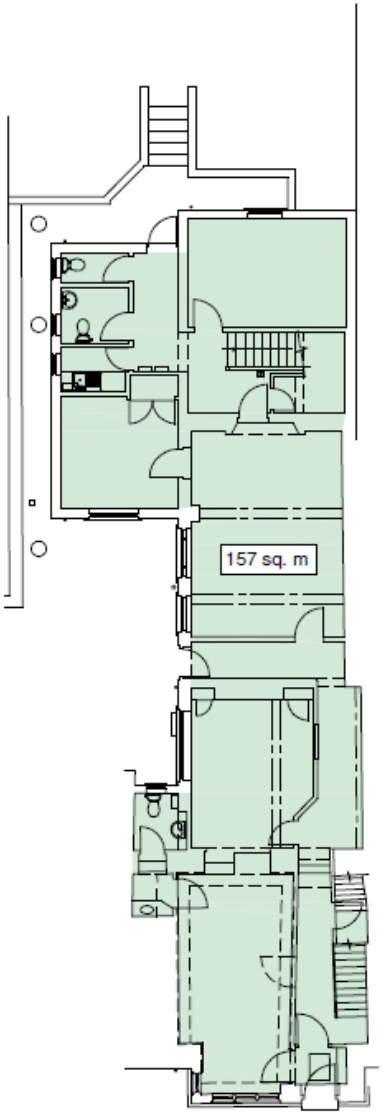
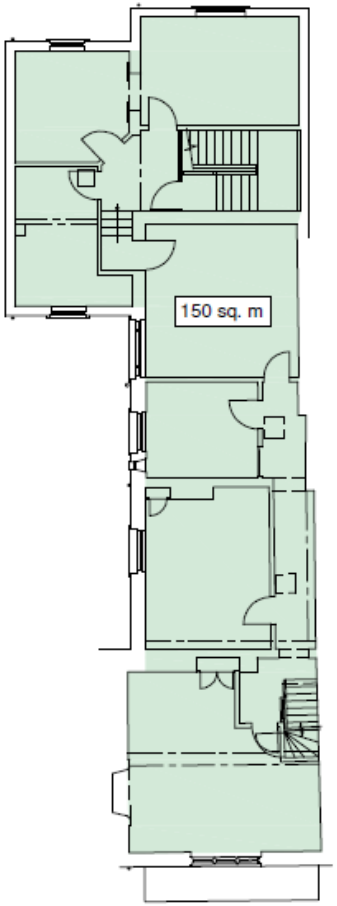


Ground Floor Plan



First Floor Plan

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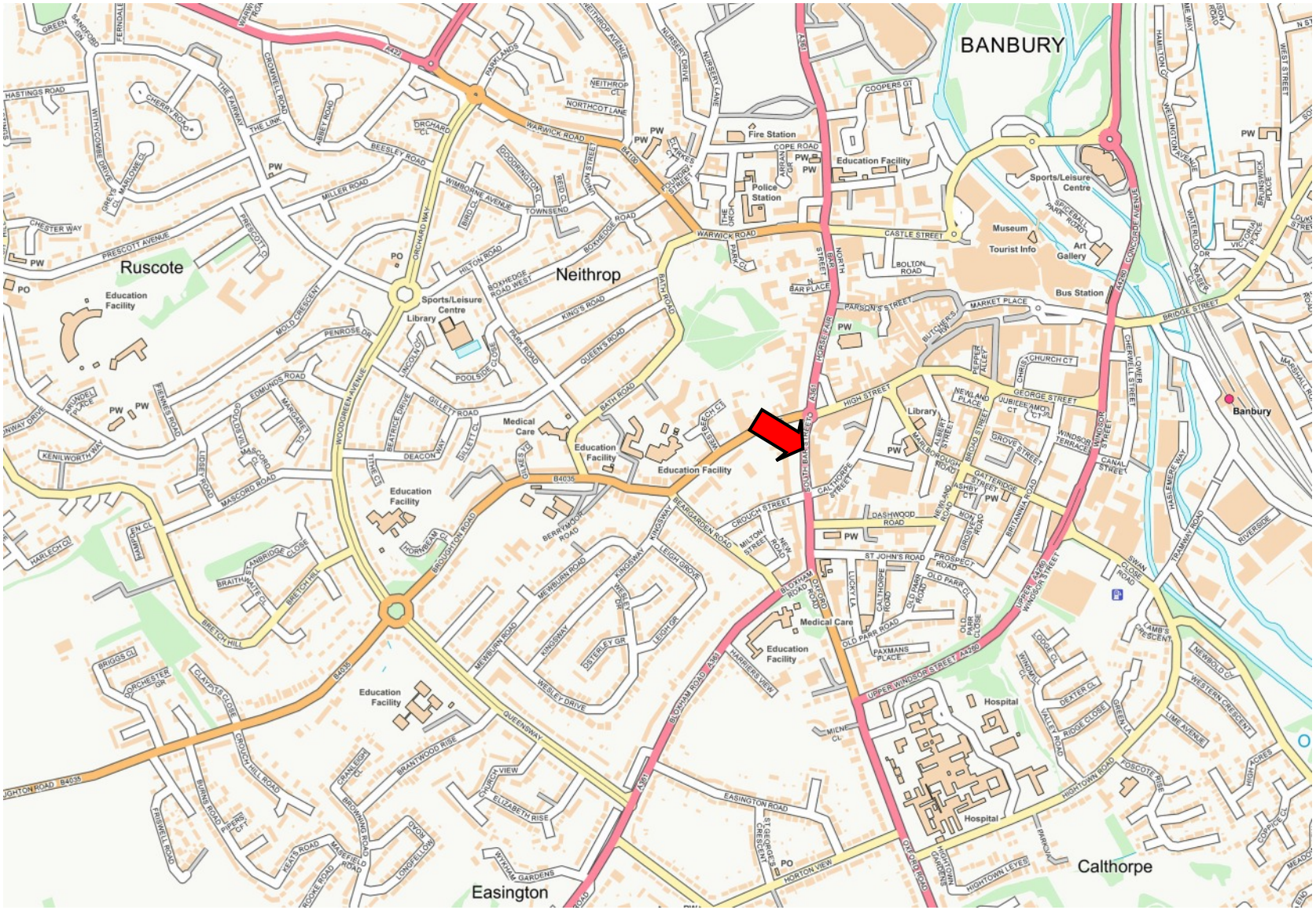

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