



RETAIL INVESTMENT OPPORTUNITY

63 PARSONS STREET/21A CORNHILL, BANBURY,
OXFORDSHIRE, OX16 5NG

- Tenanted to a National covenant
- Return frontage retail premises
- Redecorated recently
- Potential residential conversion on the upper floors (STP)
- EPC Rating D

GUIDE PRICE - £300,000 | 1,570 sq ft (145.90 sq m)

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LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry, it lies approximately 2 miles from Junction 11 of the London to Birmingham M40 Motorway. Banbury has a current population of 54,000 and a catchment area of 256,000 living within a 30 minute drive.

The subject premises is situated in a prime position in Banbury Town Centre with walking distance of all amenities including Banbury Railway Station and bus station. Parsons Street is a busy pedestrianised retail area close to Banbury Market Square and Castle Quay Shopping Centre.

DESCRIPTION

The property is a return frontage ground floor retail unit with frontages to Market Place and Parsons Street, all situated within a traditionally constructed attractive building located in the Conservation Area of the Town Centre. The property comprises ground floor retail unit and workroom, first and second floor areas currently utilised as training room, offices and storage. There is a basement and rear courtyard area. There are 3 personnel access points from Cornhill/Parsons Street. One doorway provides independent access to the rear yard.

Furthermore, the property comprises:

ACCOMMODATION

The property has the following (approximate) net internal floor area:

	sq m	sq ft
Ground floor	51.90	558
First floor	46.70	502
Second floor	47.30	509
Total NIA	145.90	1,569

PLANNING/ALTERNATIVE USES

The property is suitable for alternative uses particularly on the upper floors which we believe will be suitable for conversion to residential use primarily. This is demonstrated by historical contact from Cherwell District Council that specifically explored the use of the first and second floor for conversion to flats (copy of this information is available upon request). There are also planning policies to support the use of redundant upper floor space within the Town Centre.

SERVICES

We understand that the property is connected to mains electricity, water and sewerage. We have not carried out tests of any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated 14th July 2025

BUSINESS RATES

The current Rateable Value for the property is £18,250.

TERMS & INCOME

The property is offered for sale with a guide price of £300,000. The building is let to Minit UK Plc (t/a Timpson Ltd) who are holding over on an existing FRI lease. The passing rent is £16,000 per annum. Copies of lease will be made available to verified applicants on a confidential basis.

EPC

The property has an EPC rating of D.

VAT

It is understood that VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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