



## RETAIL INVESTMENT OPPORTUNITY

31-32 HIGH STREET, BANBURY, OXFORDSHIRE, OX16 5ER

- Leased to a well regarded and established Estate Agency
- Tenant/Business Unaffected
- Return frontage retail/office premises
- Redecorated throughout
- Future potential for residential conversion of the upper floors (STP)
- EPC Rating C

**GUIDE PRICE - £325,000 | 2,543 sq ft (236.30 sq m)**

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**BROWN & CO**



## 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 property is situated in a prime position in Banbury Town Centre with walking distance of all amenities including Banbury Railway Station and bus station. High Street provides a main thoroughfare for traffic flowing around the town centre.

## DESCRIPTION

31-32 High Street is well located in the heart of Banbury Town Centre and is occupied as a whole by Anker & Partners Estate & Letting Agents. The property is accessed from High Street and Calthorpe Street. There is a separate (third) access to the rear elevation off Calthorpe Street. The property comprises ground floor retail/office area first floor office/storage area and second floor office/storage area. The property has the following features:

- Return frontage and access
- Open plan retail/office space
- Potential for alternative uses
- Income generating investment
- Internally redecorated

## ACCOMMODATION

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

Ground Floor	sq ft	sq m
31 High Street (max)	54.74	589
32 High Street (max)	43.59	470
Kitchen/storage	8.15	88
Basement	(not measured)	
First floor		
31-32 High Street	59.19	636
Second floor		
31-32 High Street	31.33	337
Attic (max)	39.30	423
Total NIA	236.30	2,543

## SERVICES

We understand that the property is connected to mains electricity, gas, 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.

## BUSINESS RATES

The current Rateable Value for the property is £18,500.

## 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 other 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 2nd September 2025

## TERMS & INCOME

The property is offered for sale with a price guide of £325,000. The whole building is let to Anker & Partners on a 10 year lease from 21st July 2025, the passing rent is £21,000 per annum. Copies of the lease will be made available to verified applicants on a confidential basis. The property will be sold subject to the occupational lease and the business is unaffected.

## EPC

The property has an EPC rating of C.

## VAT

It is understood that VAT is not applicable.

## LEGAL COSTS

Each party is to 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

Viewings are to be arranged by prior appointment. For further information or to arrange a viewing please contact:

Tim Humphrey

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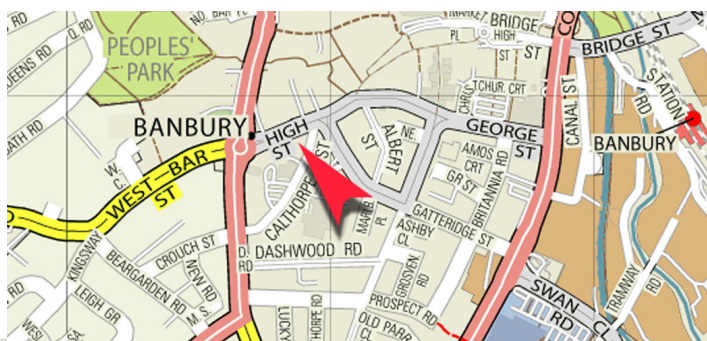
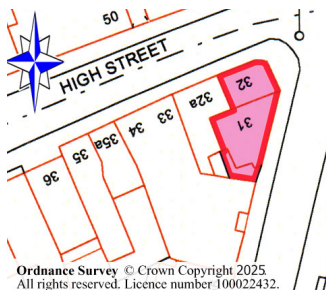
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