

REFERENCE: 8115 – Post Office Ltd, Banbury



Freehold Retail Investment Let to Post Office Ltd - Banbury

ADDRESS: 57-58 High Street, Banbury, Oxfordshire

- Prominent Location on High Street
- Let to Post Office Limited until 2018 in popular Oxfordshire market town
- Car parking for 6 vehicles at the rear

LOCATION

Estimated Resident Population: 39,000

Miles: 28 miles south-east of Stratford-upon-Avon
30 miles north of Oxford

Roads: A422, A423, M40

Rail: London Marylebone

SITUATION

Prominent trading location on the High Street, opposite the junction with Marlborough Road.

Nearby: KFC, Clinton Cards, Early Learning Centre, Lloyds TSB, Halifax and Yorkshire Banks, Pizza Express and Blockbuster

DESCRIPTION

POST OFFICE arranged on the ground floor together with self-contained OFFICES on the first and second floors. The property benefits from approximately 6 car parking spaces to the rear.

ACCOMMODATION:

Built Frontage: 37 Ft 3 ins, Built Depth: 109 Ft 9 ins

Ground Floor: (Post Office) – 1,780 Sq. Ft., (Lobby / Ancillary) – 780 Sq. Ft.

First Floor: (Offices) – 980 Sq. Ft, (Staff) – 330 Sq. Ft.

Second Floor: (Offices) – 1,025 Sq. Ft.

Total Commercial Floor Are: 4,895 Sq. Ft.

TENANCY

Let to Post Office Ltd for 10 year FRI from 26 March 2008 with 5 yearly reviews.

RENT: £56,000 p.a. **TENURE:** Freehold

VAT IS: Not Applicable

PRICE: Offers in excess of £ 750, 000 – 7 % Net

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