



SITUATION

Occupying a prominent position in this busy neighbourhood shopping centre which houses **Co-Op Supermarket, Ladbrokes, Connells, Subway, Dentist, Public House and Community Centre** serving the surrounding residential population known as Cherwell Heights – a large and popular housing development built in the 1960's and 1970's. Banbury is a busy and prosperous market town which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40.

PROPERTY

Forming part of a larger property comprising a **Ground Floor Restaurant.**

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 22nd December 2008 at a peppercorn rent.

£30,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Restaurant

(Approx 75 covers)

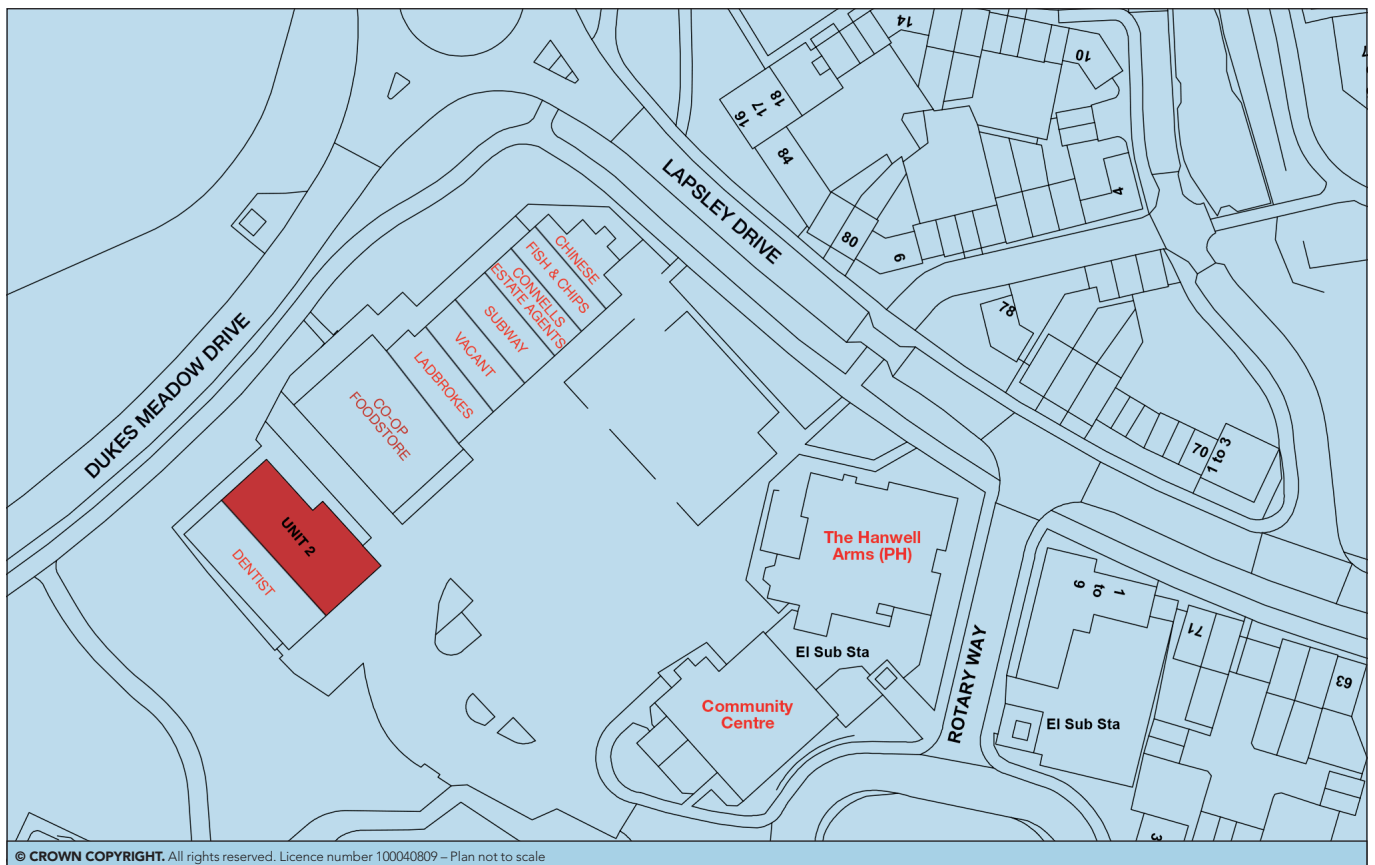
Gross Frontage	35'9"
Internal Width	32'9"
Restaurant Depth	45'5"
Built Depth	70'6"
GIA	Approx 2,620 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **J. Miah and A. Korim as a Restaurant / Takeaway** for a term of 25 years from 22nd December 2008 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews 2018 and 5 yearly





© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 - Plan not to scale

VENDOR'S SOLICITORS
Attwell Solicitors LLP - Tel: 020 7722 9898
Ref: D. Bullock Esq - Email: david.bullock@attwells.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts