

**6 WEEK COMPLETION**



**SITUATION**

Located in this established parade close to the junction with Sinclair Avenue serving the surrounding residential area.

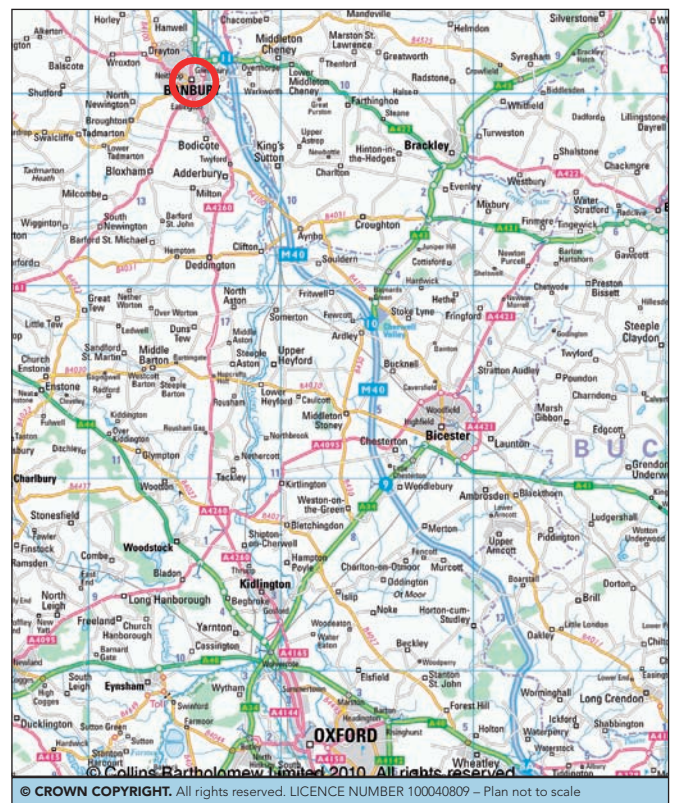
Banbury is an attractive market town located between Oxford and Warwick enjoying easy access to the M40 (Junction 11).

**PROPERTIES**

A post war parade comprising **4 Ground Floor Shops & 1 Double Ground Shop** with separate rear access to **6 Self-Contained Flats** above. In addition, each property includes a **Garage** and the properties benefit from use of front lay-by customer parking and a rear service area for unloading

**VAT is NOT payable in respect of these Lots**

**FREEHOLD**



The Surveyors dealing with these properties are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
Saunders Bearman, 60 Welbeck Street, London W1G 9XB  
Tel: 020 7224 2618. Ref: C Bearman Esq

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 £250 (including VAT) upon exchange of contracts



### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 8</b> <b>Reserve Below</b> <b>£300,000</b>	Nos. 2/2A/2B (Double Shop, 2 Flats & Garage)	<b>Double Shop</b> Net Frontage 37'2" Shop & Built Depth 30'9" External WC <b>Garage</b>	K Srikanthan (Convenience Store)	11 years from 1st October 2002	£9,700	Internal Repairing only <b>Rent Review 2011</b>
		<b>Flat – 2A</b> 3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 12th Sept 2009	£6,600	AST
		<b>Flat – 2B</b> 3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 1st March 2007	£6,300	AST Holding Over <b>In occupation since 2007</b>
		<b>TOTAL</b>		<b>£22,600</b>		
<b>Lot 9</b> <b>Reserve Below</b> <b>£140,000</b>	No. 4 (Shop, Flat & Garage)	<b>Shop</b> Net Frontage 17'0" Shop Depth 26'11" Built Depth 30'3" WC <b>Garage</b>	Mr & Mrs Brown (Post Office & Newsagent)	15 years from 25th March 1998	£4,800	Internal Repairing only <b>Rent Review 2010</b> <b>(Landlord quoted £10,000 pa)</b>
		<b>Flat</b> 3 Rooms, Kitchen, Bathroom/WC	Individual	Commenced in 1994	£6,000	Assured Tenancy In occupation since 1994
		<b>TOTAL</b>		<b>£10,800</b>		
<b>Lot 10</b> <b>Reserve Below</b> <b>£140,000</b>	No. 6 (Shop, Flat & Garage)	<b>Shop</b> Net Frontage 16'11" Shop Depth 26'11" Built Depth 30'3" WC <b>Garage</b>	M Yasin (Fish & Chip Takeaway)	12 years from 1st June 2005	£10,000 (See Note 1)	FRI subject to a schedule of condition <b>Rent Reviews 2011 &amp; 3 yearly</b> <b>Note 1: Rent concession to</b> <b>£5,000 pa until 2011</b> <b>Note 2: We understand that a</b> <b>£20,000 premium was paid for</b> <b>the shop lease in 2009</b>
		<b>Flat</b> 3 Rooms, Kitchen, Bathroom/WC	Individual	Commenced in 1994	£6,032	Assured Tenancy In occupation since 1994
		<b>TOTAL</b>		<b>£16,032</b>		
<b>Lot 11</b> <b>Reserve Below</b> <b>£150,000</b>	No. 8 (Shop, Flat & Garage)	<b>Shop</b> Net Frontage 19'11" Shop Depth 23'2" Built Depth 30'3" External WC <b>Garage</b>	C J Harper (Butcher)	15 years from 25th March 1998	£4,800	Internal Repairing only <b>Reversion 2013</b> <b>Tenant in occupation for</b> <b>approx. 27 years</b>
		<b>Flat</b> 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 27th February 2010	£6,600	AST <b>Just renewed</b>
		<b>TOTAL</b>		<b>£11,400</b>		
<b>Lot 12</b> <b>Reserve Below</b> <b>£150,000</b>	No. 8A (Shop, Flat & Garage)	<b>Shop *</b> Net Frontage 20'6" Built Depth 30'5" WC <b>Garage</b>	Mr & Mrs R Gilling (Hairdressers)	15 years from 25th March 1998	£4,800	Internal Repairing only <b>Reversion 2013</b>
		<b>Flat</b> 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st Oct 2006	£6,300	AST Holding Over <b>In occupation since 2006</b>
		<b>TOTAL</b>		<b>£11,100</b>		

\* Not Inspected by Barnett Ross