



SITUATION

Located in this established parade, which includes a branch of **One Stop**, close to the junction with Sinclair Avenue and serving the surrounding residential area.

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

PROPERTY

Forming part of a shopping parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition the property includes a **Garage** and the parade benefits from the use of lay-by customer parking and a rear service area for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop & Garage)	Internal Width 16'11" Shop Depth 26'11" Built Depth 30'3" WC Plus Garage	S. Liew (t/a Just Wok Chinese Take-Away)	20 years from 31st August 2015	£6,600	IRI - Law Society Lease Rent Reviews 2025 and 5 yearly linked to RPI, subject to a 10% cap.
No. 6a (First Floor Flat)	Not inspected	Individual(s)	250 years from 28th November 2019	£250 (rising by £100 p.a. every 25 years up to 2119)	FRI
				Total: £6,850	

¹Not inspected by Barnett Ross.



£6,850 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Burnetts Solicitors
Tel: 01228 552 271 Ref: Rebecca Davidson
Email: rd@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**