



SITUATION

Located on this pedestrianised thoroughfare which provides access to the town centre from one of the town's main public car parks, close to the **Castle Quay Shopping Centre** and nearby multiples such as **Toni&Guy, Specsavers, Bonmarché, NatWest** and many more. Banbury is a prosperous and popular market town, which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40 (Junction 11).

PROPERTY

Forming part of a Retail Centre comprising a **Large Ground Floor Supermarket**.

ACCOMMODATION¹

Ground Floor Supermarket

Gross Frontage	121'7"
Sales Area	Approx. 7,420 sq ft
Ancillary Area	Approx. 1,408 sq ft
Total Area	Approx. 8,828 sq ft

¹Areas taken from VOA

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (subject to a service charge cap) to **Poundland Limited (see Tenant Profile)** for a term of 5 years from 1st January 2022 at a current rent of **£55,000 per annum** exclusive.

Note: The Tenant did not exercise their January 2025 Break Option.

TENANT PROFILE

Poundland have a network of over 850 stores in the UK and the Republic of Ireland. They are part of Pepco Group which has over 4,000 stores in 21 territories including the UK, the Republic of Ireland, Spain and across the CEE region, employing 43,000 people.

Poundland Limited reported a T/O for Y/E 01/10/2023 of £1.77bn, Pre-Tax Profit of £680,000 and Shareholders' Funds of £156m.

£55,000 per annum

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

Vendor's Solicitors

Asserson

Tel: 020 3769 5862 Ref: David Gray

Email: david.gray@asserson.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



Interior View



