Lot 5

33/34 High Street & 67/69 Calthorpe Street, Banbury, Oxfordshire OX16 5ER

***Guide: £370,000+**
Gross Yield 9.5%
4 week completion



SITUATION

Located close to such multiples as **Iceland Supermarket**, **Tesco Express**, **Jennings Bet**, **Pepe's** and a host of independent traders. 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).

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

2 back-to back adjoining buildings comprising:

- Nos. 33/34 High Street – **Ground Floor Double Shop** with **Ancillary Accommodation** on the first floor.
- Nos. 67/69 Calthorpe Street – **Ground Floor Double Restaurant** with **Ancillary Accommodation** on the first floor.

Both Units share some internal common parts.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 33/34 High Street	**Ground Floor Double Shop** Gross Frontage 32'4" Internal Width 28'4" Shop Depth 57'0" Area Approx. 1,853 sq ft **First Floor Ancillary** Area Approx. 1,200 sq ft WC	**R, Rahmati (International Supermarket/ Off Licence)**	10 years from 1st January 2025	£28,000	FRI **Rent Reviews 2027 and 3 yearly.** **£6,000 Rent Deposit held.**
Nos. 67/69 Calthorpe Street	**Ground Floor Double Restaurant/ Take-away (Approx. 20 covers)** Gross Frontage 46'10" Internal Width 42'1" Shop Depth 14'7" Area Approx. 614 sq ft **First Floor Ancillary** Area Approx. 586 sq ft WC	**R, Rahmati (see Note)**	10 years from 1st January 2025	£7,200	FRI **Rent Reviews 2027 and 3 yearly.** **Note: The tenant sublets to a Kebab Restaurant/Take-away at £9,600 p.a.**
	Total Building Area Approx. 4,253 sq ft			**Total: £35,200**	


Calthorpe Street Frontage
KEBABISH
KEBABISHBANBURY.CO.UK 01295 574 462
RESTAURANT &
KEBABISH
01295 574462
BEST KEBAB IN BANBURY
KEBABISH


67/69 Calthorpe Street
33/34 High Street













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£35,200 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Rocco Kay**

Vendor's Solicitors
The Brooke Law Group
Tel: 020 3056 8440 Ref: Pankaj Patel
Email: pankaj@brooke.law

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'**