



SITUATION

Occupying a prominent trading position on one of the town's main retail locations between the High Street and Parsons Street, adjacent to an **RSPCA Shop**, and close to the Market Square and the Castle Quay Shopping Centre. Banbury, one of Oxfordshire's oldest and most prosperous towns, is situated approximately 20 miles north of Oxford and 40 miles south-east of Birmingham with easy access via the M40.

PROPERTY

A substantial former Methodist church of brick construction comprising a large **Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** at first floor level.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide that VAT may be payable in certain circumstances

FREEHOLD

Note: The building may be suitable for conversion to residential, subject to obtaining any necessary consents.

Vacant 6,030 Sq Ft Building

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

ACCOMMODATION

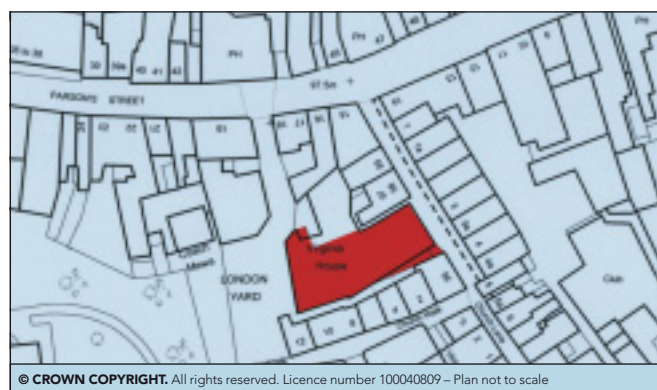
Ground Floor Retail Unit

Gross Frontage	35'0"
Internal Width	33'8"
Rear Width	52'0" max
Built Depth	102'0"
Sales Area	GIA Approx 3,500 sq ft
Store Area	GIA Approx 130 sq ft
WC	

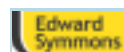
First Floor Ancillary

Storage Area	GIA Approx 2,400 sq ft
2 WC's	

Total Area Approx 6,030 sq ft



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JOINT AUCTIONEERS

Edward Symmons, 148-149 Great Charles Street, Birmingham B3 3HT. Tel: 0121 200 7620. Ref: R Durkin Esq

VENDOR'S SOLICITORS

DLA Piper - Tel: 0121 262 5648
Ref: Ms Charlotte Duce - Email: charlotte.duce@dlapiper.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 £275 (including VAT) upon exchange of contracts