

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy High Street, opposite White Lion Shopping Walk and amongst such multiple traders as **Post Office, KFC, Tesco Express** and **Greggs**.

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 excellent road access via the M40.

PROPERTY

An attractive corner property comprising a **Ground Floor Bar/Restaurant** and Rear Patio Area for extra seating together with part first floor **Ancillary Area**. In addition, there are **2 Self-Contained Flats** above, both with separate side access.

VAT is NOT payable in respect of this Lot

FREEHOLD

£42,300 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bar/Restaurant & Part First Floor Ancillary Area	Ground Floor Bar/Restaurant Gross Frontage (to include return) 48'0" Internal Width 28'6" Shop Depth 72'11" Built Depth 74'0" Area Approx 2,300 sq ft Rear Beer Store Area Approx 140 sq ft Rear Patio Area WC Part First Floor Freezer Room Area Approx 170 sq ft Gents WC 2 Ladies WCs	Loungers Ltd (Having 26 branches - visit: www.thelounges.co.uk) (T/O for Y/E 30/04/12 £15.1m, Pre-Tax Loss £140,000 and Net Worth £1.1m)	15 years from 5th August 2010	£30,000	FRI Rent Reviews 2015 and 2020
First & Second Floor (Flat 1)	3 Rooms, Kitchen, Bathroom/WC*	Individual	1 year from 29th March 2013	£6,300	AST
First & Second Floor (Flat 2)	3 Rooms, Kitchen, Bathroom/WC*	Individual	Holding over	£6,000	AST
TOTAL				£42,300	

*Not inspected by Barnett Ross



JOINT AUCTIONEERS
Highview Estates – Tel: 020 7247 1513
Ref: A. Klemin, Esq – Email: alex@highviewsestates.co.uk
VENDOR'S AUCTIONEER
Hoffman Bokaei – Tel: 020 7433 2380
Ref: B. Hoffman Esq – Email: bh@hoffman-bokaei.co.uk

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 £600 (including VAT) upon exchange of contracts