



SITUATION

Occupying a prominent position abutting a Public Car Park, within the town centre on the main A361 amongst a variety of local eateries and bars as well as multiple traders such as **Odeon Cinema, Strutt & Parker Estate Agents, Pizza Express, Costcutters** and others, all serving the surrounding residential area.

Banbury is a busy and prosperous market town which lies some 20 miles north of Oxford and 40 miles east of Birmingham with excellent road access via the M40.

PROPERTY

An attractive Grade II Listed Period building comprising:

- **Large Public House** with 25 ft high barrel ceiling which benefits from a rear partly roofed **Beer Garden**.
- **Cellar/Storage Area**
- **Function Room** on part first floor.
- **6 Room Self-Contained Flat** on part first and the entire second floor accessed via the front.
- **Ground Floor Shop** adjacent to the Public House.

ACCOMMODATION

Frontage to Horsefair	73'0"
Total Return Frontage	64'0"

Ground Floor Public House

Internal Width	32'0"
Pub & Built Depth	64'6"
Sales Area	Approx. 2,228 sq ft
Kitchen Area	Approx. 426 sq ft
Beer Garden Area	Approx. 1,980 sq ft

Cellar/Storage¹

Area	Approx. 1,000 sq ft
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Male & Female WCs

Mezzanine Area

Approx. 279 sq ft

Part First Floor Function Room²

Area	Approx. 640 sq ft
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Part First & Second Floor Flat²

5 Bedrooms, Office, Kitchen, Bathroom/WC, Shower Room/WC

2/3 North Bar Street - Ground Floor Shop

Internal Width	27'3"
Shop Depth	18'6" (max)
WC	

¹Partly inspected.

²Not inspected.

£77,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page



VAT is applicable to this Lot.

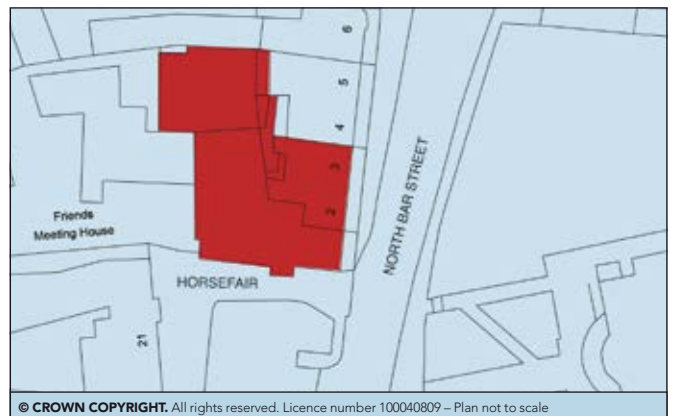
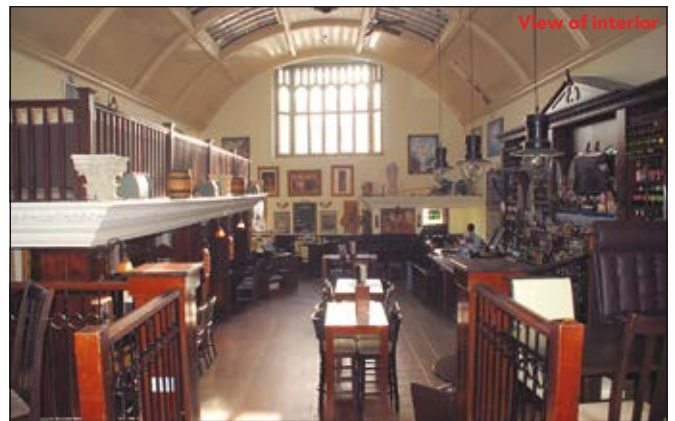
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greene King Brewery and Retailing Limited (having over 3,000 Pubs, Restaurants and Hotels throughout the UK)** (T/O for Y/E 03/05/15 £1.222bn, Pre-Tax Profit £76m and Shareholders' Funds £1.805bn) for a term of 35 years from 29th September 1998 (**having over 16½ years unexpired**) at a current rent of **£77,500 per annum** exclusive.

Rent Reviews 2018 and 5 yearly

Note: The Vendor has advised that the shop at 2/3 North Bar Street has been sublet for a term of 5 years from 13th June 2016 to Mr B S Reid t/a Golden Age Cycles at £6,000 p.a. The sub-tenant can break the sublease in June 2018.



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VENDOR'S SOLICITORS

Pascalides & Co - Tel: 020 7837 0049
Ref: C. Pascalides - Email: info@pascalides.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 £500 (including VAT) upon exchange of contracts