



FORMER JEWSONS BUILDING & FORECOURT, BEAUMONT ROAD, BANBURY, OXFORDSHIRE OX16 1RZ

WAREHOUSE, SHOWROOM & TRADE COUNTER

- Units 1 & part 2 front of site only - Showroom, Trade Counter & Storage - eaves height approx. 5.2m
- Electrically Operated Roller Shutter Door to full height
- Ground Floor Offices, breakout areas & wc, First Floor storage
- Junction 11 M40 within 1.5 miles

TO LET £70,000 PAX
13,375 sq ft (1,242.50 sq m)

Contact Clive Thompson
Brown & Co Banbury
01295 220206 / 07733 122017
clive.thompson@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry. These premises are located prominently on the main estate road of Beaumont Road Industrial Estate within approximately 1.5 miles of the M40 motorway. Excellent road communications via Birmingham to the north and London to the south. The Beaumont Road Estate is adjacent to Banbury Cross Retail Park and the adjoining Tesco Superstore and within 8 miles of Banbury Town Centre which provides fast rail links to London and Birmingham within about 53 minutes.

DESCRIPTION

To the front of the site is a concrete portal frame building which is divided into two sections, the front section housing the trade counter and showroom area over which is a first floor storage with a fork lift loading facility and behind this the main warehouse. More particularly the unit features the following:-

- Single & 3 phase electricity
- Gated yard entrance
- Forecourt car parking
- EPC Rating tbc

N.B. There is a right of access to the rear yard and buildings which is in separate occupation.

ACCOMMODATION

The property has the following (approximate) gross internal area.

Concrete Portal Frame Buildings – Unit 1 & 2		
Unit 2 – single storey warehouse	1,975	183.47
Unit 1 – two storey trade counter showroom & first floor storage Ground floor	5,675	527.20
First floor	5,725	531.83
GIA	13,375	1,242.50

SERVICES

We understand that all mains services are available although we are not aware that gas is currently connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

It is important to note that a lower rateable value will be applicable if the site is just used for warehousing and general industrial use rather than showroom and trade counter. Therefore, we advise talking to the Local Authority.

Rateable Value	TBC
Rates Payable	TBC

RENT

£70,000 per annum plus VAT payable quarterly in advance.

VAT

We are advised that VAT is applicable.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 4-Jul-24.

TERMS

A new lease is offered for a term of 6 years with mutual options to break the lease on 6 months notice at the end of the third year and rolling thereafter.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with Sole Agents:

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