



VAUXHALL BANBURY

BEAUMONT ROAD | BANBURY | OX16 1RH



- Purpose-built car showroom in a key commercial location in Banbury, just five minutes from the M40, a major arterial route connecting Birmingham and London.
- Prominently situated on Beaumont Road, a prime position for automotive retailing, with Citroen, MG, Peugeot, Hyundai, Ford and BYD all represented within very close proximity.
- Modern building of 10,347 sq ft with capacity for 90 vehicles externally.
- Let to Eden Automotive Limited for a term of 20 years from February 2011.
- Freehold plot of 1.6 acres, noting that the title also includes the adjacent McDonald's, held by Jaam Restaurants Ltd under a 125-year lease, at a peppercorn rent, from July 1997. The property is sublet to McDonald's Restaurants Ltd until October 2037.
- Current passing rent from Eden of £142,000, with stepped rental increases to £155,000 in February 2027 and £157,000 in February 2028 providing assured growth.

PROPOSAL

We are instructed to seek offers in excess of **£2,250,000**, subject to contract and exclusive of VAT. A purchase at this level would reflect an attractive **Net Initial Yield of 6.56%** after allowing for purchaser's costs of 6.37% and based on the "topped up" 2028 rent.

INVESTMENT SUMMARY



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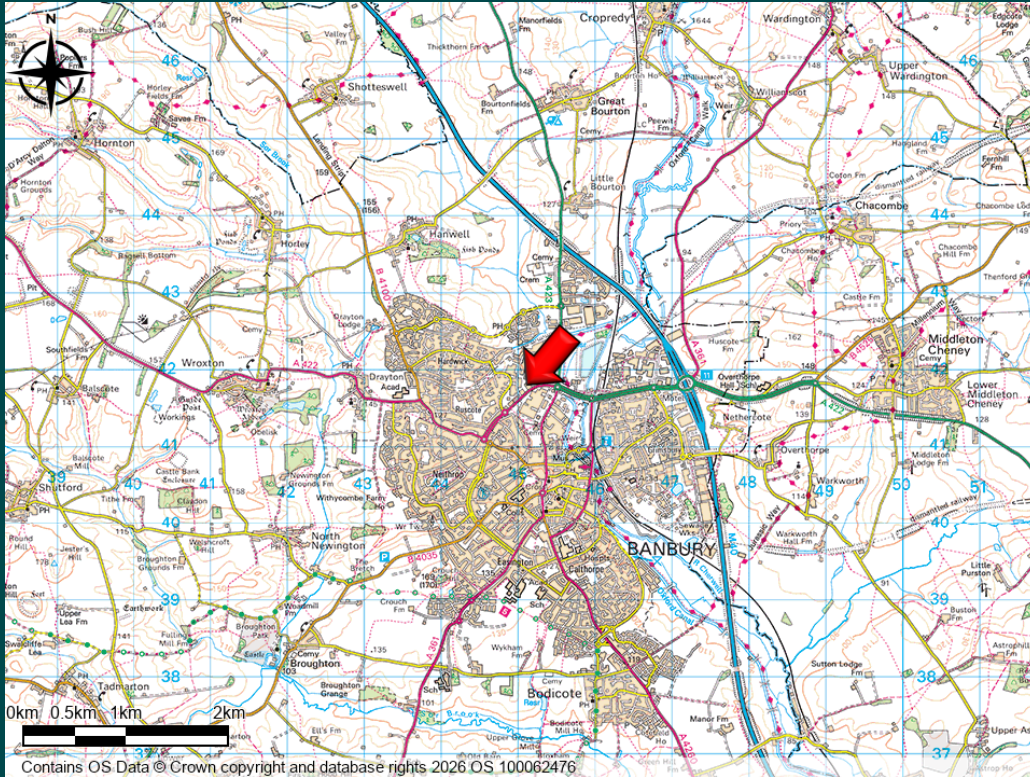


Beaumont Road



Ruscote Avenue

LOCATION



BANBURY

Banbury is market town located in North Oxfordshire, with a population of approximately 54,000 residents (2021 Census). The town occupies a strategic position along the M40 corridor, providing excellent connectivity between London and Birmingham, whilst serving as a key commercial hub for North Oxfordshire and the surrounding areas of Warwickshire and Northamptonshire. Neighboring regional hubs including Oxford, Coventry and Northampton are all within convenient reach.

27 miles

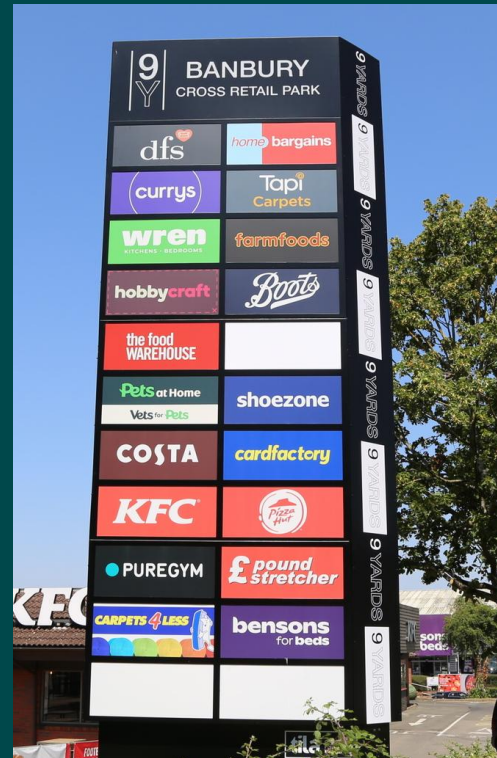
Southwest of Northampton

52 miles

Southeast of Birmingham

77 miles

Northwest of London



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SITUATION

The property occupies a prominent and accessible location in Banbury with excellent connections to the M40 via junction 11, just 1.4 miles to the west.

The property is situated on Beaumont Road, a prime position for automotive retailing in Banbury with Citroen, MG, Peugeot, Hyundai, Ford and BYD all represented within very close proximity.

The surrounding area boasts a range of commercial occupiers such as Tesco, Waitrose, Bensons for Beds, Currys and Wren Kitchens, along with a wide range of modern warehouse and logistics uses.

DESCRIPTION

The property comprises a purpose built car dealership fitted to a high specification currently trading under the Vauxhall franchise. The accommodation extends to 10,347 sq ft arranged across ground and first floor.

The property is fitted to a high quality in keeping with Vauxhalls brand standards. The ground floor provides a contemporary showroom space, benefitting from partial glazing and brick with metal sheet cladding to the remaining elevations.

To the rear is an extensive workshop comprising multiple roller door access points, vehicle lifts and exhaust extraction. Externally, the property has parking provision for up to 90 vehicles, utilised for display, customer parking and storage.

SITE AREA



The site extends to 1.6 acres. The Vauxhall dealership occupies 0.93 acres, providing a low site cover of c.21%.

The remainder of the freehold site, occupied by McDonalds, extends to 0.67 acres.



ACCOMMODATION

Floor	Area	Sq Ft	Sq M
Ground	Showroom	254.79	2,743
	Offices	34.40	470
	Parts	60.41	650
	Workshop	346.91	3,734
	Preparation bay	51.35	553
	Ancillary	55.70	600
Sub Total		803.56	8,650
First	Offices	61.13	658
	Store	2.52	27
	Mezzanine	91.52	986
	Ancillary	1.98	21
Sub Total		157.15	1,692
Total		960.71	10,347



Space for 90 vehicles externally





TENANCY

The property is let to Eden Automotive Limited for a term of 20 years from February 2011, therefore expiring February 2031 and providing a term certain of approximately 4.6 years.

The current passing rent is £142,000 with stepped rental increases to £155,000 in February 2027 and £157,000 in February 2028, providing assured growth.

The lease is drawn on full repairing and insuring terms.

The remainder of the property is let to Jaam Restaurants Limited on a 125-year lease from July 1997, expiring July 2122 and therefore providing an unexpired term of 96 years at a peppercorn rent.



COVENANT



Eden Automotive Limited is a wholly owned subsidiary of Eden Automotive Investments Limited, a privately owned car dealer group founded in 2008. Since that time, the dealer has built a network of nearly 20 dealerships and service centres with major brands represented such as Vauxhall, Mazda, Hyundai, Peugeot and MG.

Eden Automotive Limited has a Dunn and Bradstreet Rating of 3A3 based on the below financial figures.

	31/12/2024	31/12/2023	31/12/2022
Turnover	160,762,916	182,960,900	206,536,154
Pre-Tax Profit	(78,286)	(4,207,823)	(1,280,167)
Shareholders Fund	17,121,975	17,200,261	21,534,408

TENURE

FREEHOLD

FURTHER INFORMATION

VAT

Quoting figures are exclusive of VAT.

EPC

C (66).

Viewing

Strictly by appointment with the sole agents, Knight Frank.



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