

Lot 5, 8 High Street, Banbury,
Oxfordshire OX16 5DZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Retail Unit Let to Ryman Limited
- Ryman's in occupation since 2008
- Includes 2 Self Contained Flats
- Situated on Prime Pedestrianised Retailing Street
- Attractive Oxfordshire Market Town
- Retail Lease is outside of the Security of Tenure Provision of the Landlord & Tenant Act 1954
- Neighbouring occupiers include Santander, Robert Dyas, Specsavers, Shoezone, The Works and Barclays
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Lot
5

Auction
27th March 2025

Rent
£43,000 per Annum Exclusive

Status
Available

Sector
Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles 23 miles north of Oxford, 60 miles north-west of London, 45 miles south-east of Birmingham

Roads A361, A422, M40 (Junction 11)

Rail Banbury Railway Station

Air Birmingham Airport, London Luton Airport

Situation

The property is prominently situated on the east side of pedestrianised High Street close to the major 60+ unit Castle Quay Shopping Centre, with occupiers including Boots, EE, JD and Premier Inn. Other neighbouring occupiers include Santander, Robert Dyas, Specsavers, Shoezone, The Works and Barclays.

Tenure

Freehold.

Description

The property is an attractive mixed use building and comprises a retail unit on the ground floor and 2 self contained 2 bedroom flats on the first and second floors. The flats are separately accessed from the rear of the property via George Street.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	181.90	1958	RYMAN LIMITED (CRN 03007166) (3)	5 years from 10/06/2024	£17,500	09/06/2029
First	2 bedroom flat	-	-	AN INDIVIDUAL	Assured Shorthold Tenancy for a term of 12 Months from ??/02/2025	£13,200	-
Second	2 bedroom flats	-	-	AN INDIVIDUAL	Assured Shorthold Tenancy for a term of 12 Months from ??/12/2024	£12,300	-
Total Approximate Commercial Floor Area		181.90	1958			£43,000	

(1) The floor areas stated above are those published by the Valuation Office Agency
(<https://www.tax.service.gov.uk/business-rates-find/valuations/start/6477031000>)

(2) The lease on the retail unit is outside of the Security of Tenure Provision of the 1954 Landlord & Tenant Act and there are no remaining breaks

(3) For the year ending 1st April 2023, Ryman Limited (CRN: 03007166), reported a Capital Turnover £107,595,000., Gross profit of £16,711,000. and Shareholder Funds of £50,785,000.. (Source: Annual Report and Financial Statements as published at Companies House 05/03/2025)

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Contacts

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2024