



UNIT 1, (FORMER GRAHAM PLUMBERS MERCHANTS) MARLEY WAY, SOUTHAM ROAD, BANBURY, OXFORDSHIRE OX16 2RL

- Ground floor showroom with first floor offices
- EPC Rating D
- Extensive secure yard area 0.78 acres
- Eaves height 6.2m

Contact **Clive Thompson**

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FOR SALE Virtual Freehold £975,000 | 12,947 sq ft (1,202.89 sq m)

BROWN & CO

Property and Business Consultants
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LOCATION

The property is situated at the end of Marley Way next to a terrace of trade counter units. There is good access to Junction 11 of the M40 London to Birmingham motorway, lying approximately 1.5 miles distant. Banbury is the main North Oxfordshire centre for commerce and industry and has a population approaching 52,000 with a catchment of approximately 160,000. The town is undergoing significant residential and commercial growth.

In addition to the excellent road communications, there are fast mainline rail services from Banbury station to London Marylebone, approximately 53 minutes and Birmingham 53 minutes. Heathrow Airport is approximately 65 miles away and Birmingham International 40 miles.

DESCRIPTION

The premises comprise a modern steel portal frame warehouse unit with elevations of part brick and blockwork with upper elevations of profile steel all under a pitched profile steel roof. More particularly, the unit features the following:-

- * Ground and first floor office areas
- * 2 roller shutter loading doors
- * Ground floor showroom
- * 3 phase electricity
- * Extensive secure yard area
- * Eaves height approximately 6.2m to the underside of the haunch
- * Large secure yard with site area 0.78 acres
- * Canopy loading area
- * Good access to Junction 11 M40, approximately 1.5 miles
- * Adjacent to Tile Giant, Denmans, Toolstation, GSF Car Parts, Halfords and B&Q.

ACCOMMODATION

UNIT 1	m ²	ft ²
ground floor warehouse including trade counter and showroom	652.44	7,023
Canopied loading bay	124.86	1,344
First floor office, kitchen and WC	99.21	1,068
Solid concrete first floor (excl.office/kitchen/wc)	116.07	1,249
First floor mezzanine storage	210.31	2,265
Total gross internal area	1,202.89	12,947
Total site area: 0.78 acres		

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these services are in working order. We are advised that all mains services are available including 3 phase electricity.

BUSINESS RATES

The business rates will be the responsibility of the occupier. The premises have the following assessment rateable value £73,500. We are advised that the current rates payable are £37,044 for the year 2019/20.

EPC RATING

The property has an EPC rating of D.

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 of 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 5-Dec-19.

TENURE

The property is to be sold virtual freehold 999 years with effect from December 1987, expiring 24th September 2986 with circa 967 year remaining at a peppercorn rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VAT

VAT is chargeable on the above purchase price.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING & FURTHER INFORMATION

AND FURTHER INFORMATION

By prior appointment through sole selling agent

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