UNIT 11 SWAN INDUSTRIAL ESTATE, GATTERIDGE STREET, BANBURY, OXFORDSHIRE OX16 5DH

TRADE COUNTER/WAREHOUSE/WORKSHOP UNIT

- Prominently Located within the Town
- Three Phase Electricity
- Eaves Height 4m
- EPC Band E

FOR SALE £310,000 | 3,688 sq ft (342.62 sq m)

Contact Clive Thompson
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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Swan Industrial Estate is well located close to the town centre and Unit 11 is in a prominent position opposite Morrisons Supermarket and adjacent to Banbury's inner relief road. Junction 11 of the M40 motorway is approximately 2 miles away and Banbury's Mainline Railway Station is a 5 minute walk away with links to London Marylebone (53 minutes) and Birmingham (53 minutes).

Banbury is the main North Oxfordshire centre for commerce and industry with a population of approximately 52,000 and a catchment of approximately 160,000. There is significant residential and commercial growth within the town.

DESCRIPTION

Unit 11 is an end of terrace industrial unit of steel portal frame construction with elevations of part brick and blockwork and profile steel cladding all under a pitched corrugated asbestos roof with roof lights. More particularly the property features the following:-

* Three phase electricity
* First floor mezzanine office and storage
* 4m to the underside of the eaves
* Concrete screeded power floated floor
* Forecourt loading and parking
* Currently equipped with trade counter and storage racking

ACCOMMODATION

All measurements are taken on a gross internal area basis in accordance with the guidelines as set out by the RICS.

Unit 11	m²	ft²
Ground floor warehouse	254.82	2,743
First floor mezzanine office	27.80	299
Mezzanine storage	60.01	646
Total GIA	342.63	3,688

SERVICES

All mains services are available. 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

Unit 11 has a rateable value of £15,250 and the current rate multiplier for this property is 49.9p and therefore we estimate the rates payable are currently £7,609.75.

SERVICE CHARGE

There is no service charge levied on the estate.

EPC RATING

The property has an EPC rating of E

TENURE

The freehold is available with vacant possession being given upon completion.

PRICE

£310,000 plus VAT.

LEGAL COSTS

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

VAT

It is understood that VAT is applicable.

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

Strictly by appointment with the Sole Selling Agent.

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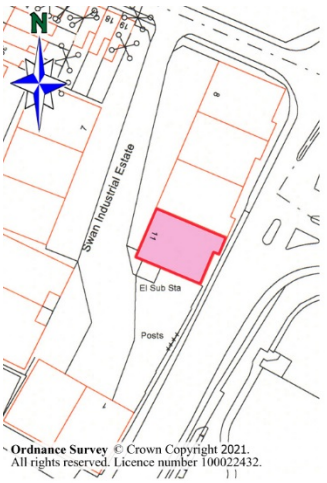

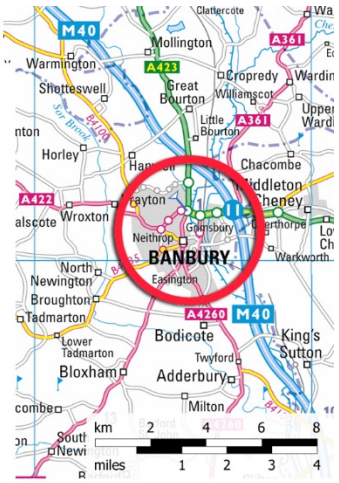

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