

CAFÉ / RESTAURANT BUSINESS FOR SALE



WITH PLANNING FOR A3 USE | 50 COVERS

60 High Street
Banbury
OX16 5JJ



01295 817 606
wild-property.co.uk

LOCATION

Banbury is a busy market town in North Oxfordshire with a population of approx 45,000. It benefits from being on the M40 as well as having a mixed economic base of industry, commerce and agriculture. The catchment population includes the wealthy Cotswold towns and villages to the south and west. Banbury's shopping profile enlarged significantly in 2000 with the opening of the extension to the Castle Quay Centre widening the range and size of retailer represented as well as extending the town's catchment. The property is located in a busy position with passing traffic and pedestrians. It is immediately adjacent to the start of the town centre pedestrianised area. It is next to KFC and TSB Bank and is opposite a town centre Tesco Express and a new Loungers Bar and very close to the main town centre Post Office.



DESCRIPTION

The premises have been fully refurbished and fitted out to provide a café for 50 covers with brand new kitchen equipment, new extraction with ducting to the outside to comply with planning requirements, modern lighting, three phase power and a fire detection system. There is a lovely ceramic tiled floor, accessible WC, separate staff WC and two storage areas. There is rear access. The business has spent a considerable amount in providing modern kitchen, preparation room, refrigeration equipment, tables, seating, display and servery for the discerning customer. A full fixtures and fittings list is available.

ACCOMMODATION

The premises are ground floor. There is a rear access for deliveries and refuse plus a separate store area perfect for fridge and freezers. The existing business has 50 covers and the floor areas are;

Internal width	5.70 m / 18 ft 8 ins
Shop depth:	18.30 m / 60 ft
Seating area:	70.68 sq m / 760 sq ft
kitchen and store:	36.92 sq m / 397 sq ft
Separate store:	20.65 sq m / 222 sq ft

Wild Property Consultancy Ltd

Banbury: The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | F: 01295 817601

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INSIDE SCENE



TENURE

The premises are held on a full repairing and insuring lease without break until March 2034 for use within Class A1 or A3 of the Use Classes Order (shop or restaurant) at a passing rent of £20,000 p.a. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

BUSINESS RATES

A premium is required for the value of the existing business, the fixtures and fittings, the A3 planning use and the benefit of the long unexpired lease term. Price on application.

BUSINESS RATES

To be assessed.

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

FURTHER INFORMATION

Is available from Neil Wild

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Energy Performance Certificate

Non-Domestic Building



60 High Street
BANBURY
OX16 5JJ

Certificate Reference Number:
0770-0832-4109-2922-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **107**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	272
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	107.56

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

90

If typical of the existing stock