



RETAIL INVESTMENT/DEVELOPMENT OPPORTUNITY

27, 28 & 28a PARSONS STREET, BANBURY, OXFORDSHIRE, OX16 5LY

BROWN & CO



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RETAIL INVESTMENT / DEVELOPMENT OPPORTUNITY

GUIDE PRICE - £335,000

- Available for sale as one lot
- Grade II Listed buildings & located in a Conservation Area
- Town centre location
- No. 27 Freehold - subject to existing lease (Tenant/Business Unaffected)
- No 28 & 28a Freehold - vacant possession
- Residential conversion opportunity (STP)
- EPC Ratings C
- Class E

DESCRIPTION

27, 28 & 28a have frontage onto Parsons Street and is located in the Conservation Area of Banbury Town Centre. We understand that both properties are Listed Grade II Buildings.

No. 27 is tenanted and the accommodation comprises ground floor restaurant area with bar and kitchen to the rear, first floor wc facilities and store area. The second floor is utilised as storage and integral residential accommodation.

No. 28 & 28a is vacant and comprises ground floor retail area and kitchen area. The first and second floor were previously used as restaurant area/residential accommodation with wc facilities. There is a rear courtyard. The property is in need of modernisation.

There is a basement and the personnel access points are from Parsons Street. There is a communal entrance access to the rear yard which is a shared emergency access point to both properties.

LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry, it lies approximately 2 miles from Junction 11 of the London to Birmingham M40 Motorway. Banbury has a current population of 54,000 and a catchment area of 256,000 living within a 30 minute drive. The subject premises is situated in a prime position in Banbury

Town Centre with walking distance of all amenities including Banbury Railway Station and bus station. Parsons Street is a busy pedestrianised retail area close to Banbury Market Square and Castle Quay Shopping Centre.

SERVICES

We understand that the property is connected to mains electricity, water and sewerage. We have not carried out tests of any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. Mains gas is available in Parsons Street.

BUSINESS RATES

The current Rateable Value for No. 27 is £11,750 and No. 28 is £13,000. The rates are the responsibility of the occupier or owner where vacant.

TERMS & INCOME

The properties are offered for sale as one lot with a price guide of £335,000. No. 27 is let to Jool on a 20 year lease expiring 2028 and the passing rent is £13,500 per annum. Copies of the lease will be made available to verified applicants on a confidential basis. No. 28 & 28a is vacant. The properties will be sold subject to the occupational lease to No.27 and the business will be unaffected and

27 Parsons Street	sq ft	sq m
Ground floor	726	67.47
First Floor	575	53.46
Second Floor	348	32.35
Total NIA	1649	153.28

28 & 28a Parsons Street	sq ft	sq m
Ground floor	782	72.81
First floor	687	64.04
Second floor	747	69.88
Total NIA	2216	206.73
Basement	652	60.60

VIEWING AND FURTHER INFORMATION

Viewings are to be arranged by prior appointment. For further information please contact:

Tim Humphrey
01295 220210 / 07971974229
tim.humphrey@brown-co.com

Clare Clarke
01295 220212 / 07827366581
clare.clarke@brown-co.com

No. 28 & 28a with vacant possession.

DEVELOPMENT OPPORTUNITY

We are of the opinion there is opportunity to convert the upper floors to separate residential accommodation, subject to obtaining appropriate consents. We believe it would be possible to reconfigure and develop each property separately.

EPC

No 27 has an EPC rating of C. No EPC for 28 & 28C.

VAT

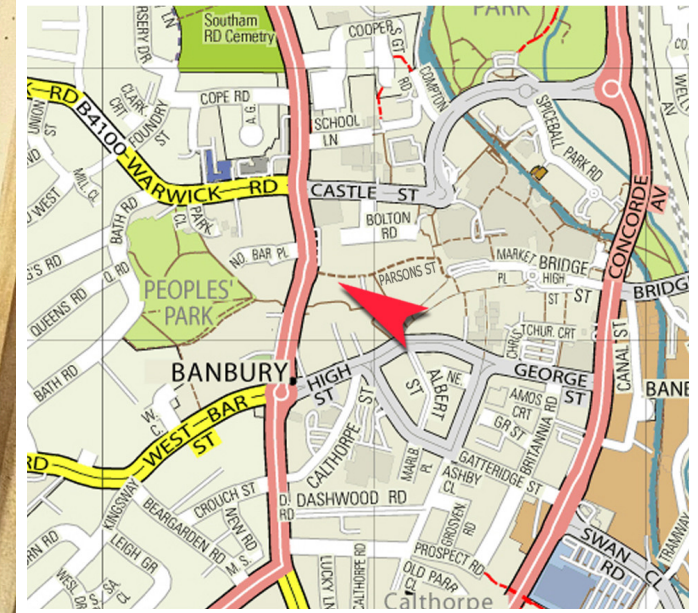
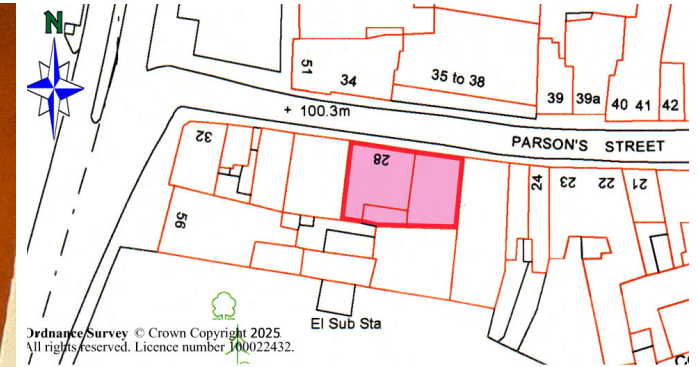
It is understood that VAT is not applicable on this transaction.

LEGAL COSTS

Each party is to be responsible for their own legal cost incurred in documenting the sale.

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.



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 Basic 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: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated 9th October 2025

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