

**FREEHOLD FOR SALE**  
**Warehouse / Workshop**  
**Unit 8, Overthorpe Road, Banbury OX16 4SX**



Viewing via agents: **BANKIER SLOAN**  
Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW  
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# FREEHOLD FOR SALE

## Unit 8, Overthorpe Road, Banbury OX16 4SX



**Accommodation:** We have received instructions to market this excellent freehold property located on Overthorpe Road, one of the longest established industrial estates in Banbury. This is a rare opportunity to purchase a freehold and we believe will be attractive to both owner occupiers and investors.

The sale of these premises also includes the driveway to the main estate road, with the adjoining neighbours having a right to use the concrete roadway, as illustrated above. The main estate road is managed by a limited company, with all occupiers of Overthorpe Road Industrial Estate contributing towards its annual upkeep. However, there have been no contributions requested in the last three years.

**Freehold:** We are seeking offers in the region of £220,000 (two hundred and twenty thousand pounds),

**Measurements:** These premises measure 980 sq ft (50 ft x 19 ft 6) and in addition this unit has a mezzanine floor with approximately 90% coverage. There is also adjacent parking, as shown on the attached plan.

**Rateable Value:** We understand the rateable value of this property is approximately £7,500. If this is an occupiers only commercial premises, no rates will be payable under the government's Small Business Rates Relief scheme. [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2024\\_2025\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf)

**Legal Fees:** The purchaser will be asked to contribute £750 plus VAT towards our client's legal costs, this to be paid as solicitors are instructed.

*Subject to Contract*

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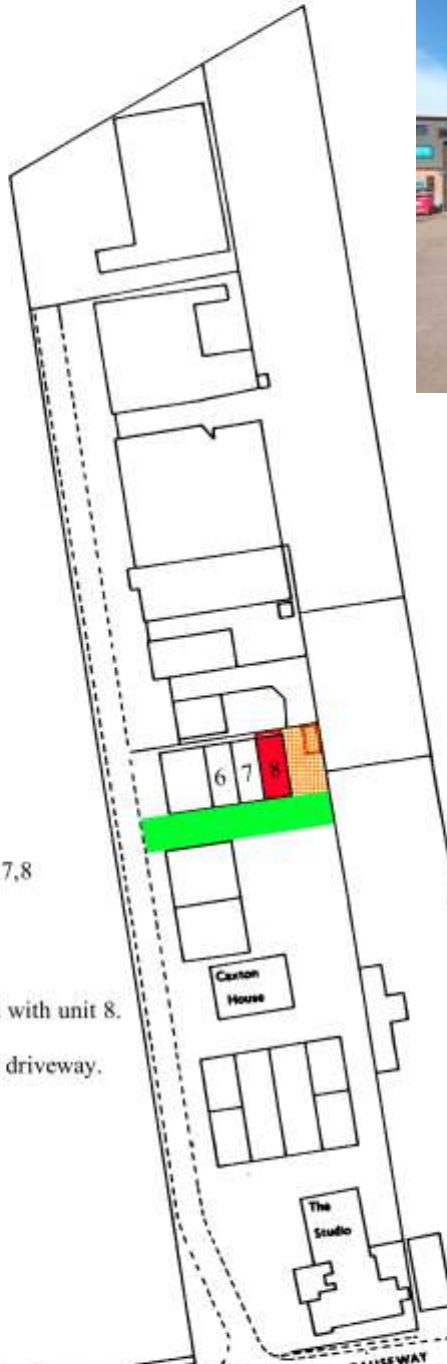
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H.M. LAND REGISTRY		TITLE NUMBER	
		ON109864	
ORDNANCE SURVEY PLAN REFERENCE	SP 4741	SECTION A	Scale 1/1250
COUNTY	OXFORDSHIRE	CHERWELL DISTRICT	© Crown Copyright



-  Shared Parking Units 6,7,8
-  Unit 8
-  Private Road being sold with unit 8. All adjacent units have right-of-way across this driveway.



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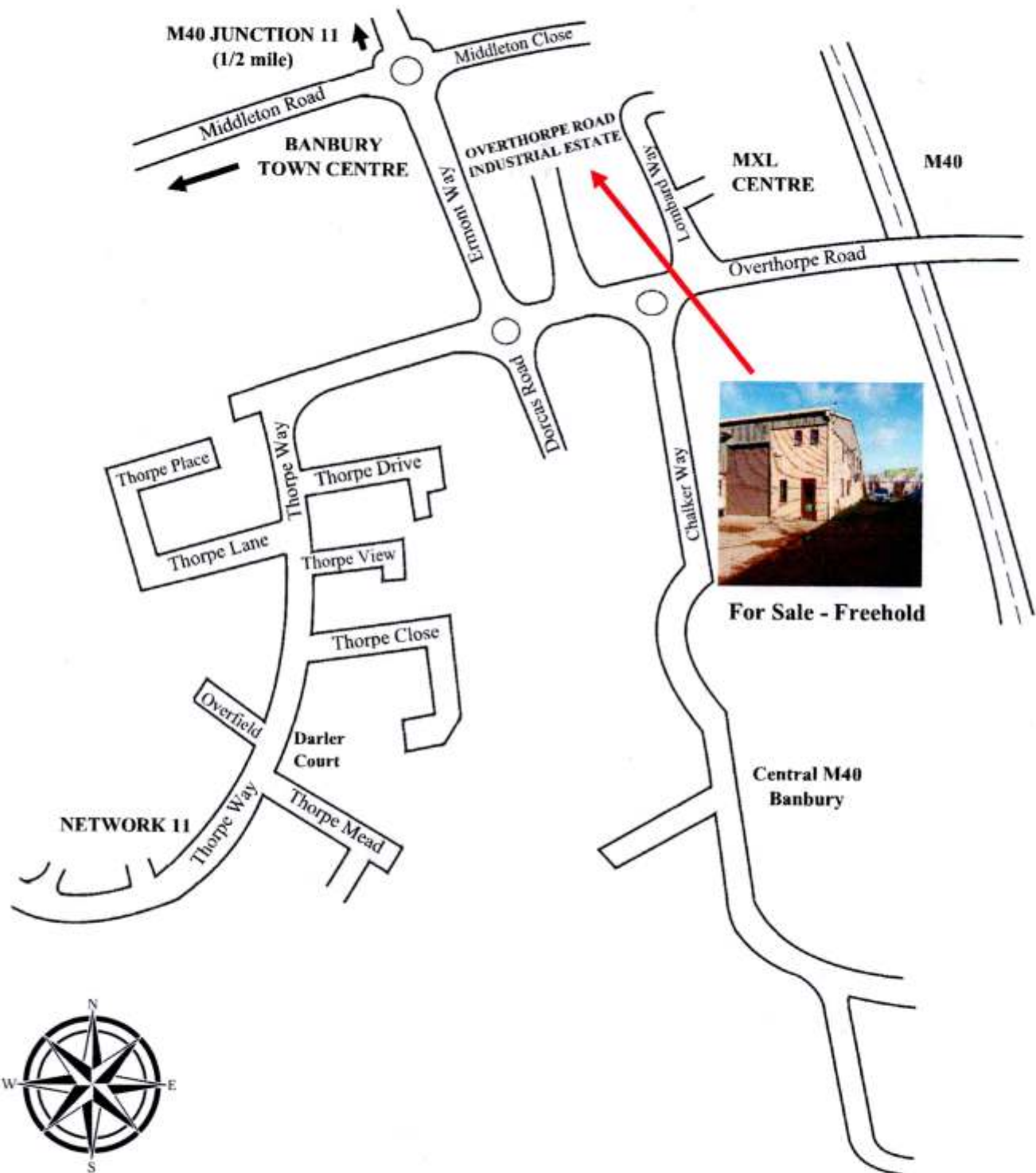
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# Thorpe Way Industrial Estate, Overthorpe Road, Chalker Way, Central M40, MXL Centre Banbury



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