



Beaumont Road Industrial Estate, Banbury, OX16 1RH

£295,000

- 184.42m² (1985ft²) gross internal area.
- Passing rental £18,000 PA
- Fantastic location and investment opportunity.
- Gross yield 6.1%

Industrial investment The property is let to Hawkes Sports Ltd on a full repairing insuring lease for a term expiring 1st December 2027, with a current passing rent of £18,000 per annum plus VAT.

A modern industrial unit with steel portal frame construction with gives a good eaves height and servicing access via the roller shutter door to the front. The lay-out includes principally open plan warehouse space open to the eaves, ideal for a variety of business uses

Location

Situated on the established Beaumont Road Industrial Estate in Banbury, this is a modern mid-terrace industrial unit with two storey integral office space suitable for a range of business uses. The property benefits from a prominent position on the estate, allocated on-site parking and excellent access to the road network with the A423 Southam Road in close proximity and Junction 11 of the M40 half a mile distant, making it ideal for both local and regional occupiers.

Description

A modern industrial unit with steel portal frame construction with gives a good eaves height and servicing access via the roller shutter door to the front. The lay-out includes principally open plan warehouse space open to the eaves, ideal for a variety of business uses. The property incorporates a two-storey office section to the front. Servicing access and car parking are also to the front and generous. Its attractive brick and steel profiled sheet frontage give a professional appearance and make it a strong option for occupiers seeking a presentable and functional workshop environment. The property extends to approximately 184.42m² (1985ft²) gross internal area. Eaves height 5.5 metres, maximum 7.25 metres. Roller shutter door 4.22 metres high x 2.99 metres wide.

Investment

The property is let to Hawkes Sports Ltd on a full repairing insuring lease for a term expiring on 1st December 2027. The annual rent is £18,000 plus VAT. The lease is excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act. This means that the tenant will not have an automatic right to a new tenancy at the end of this lease and represents a potential opportunity for an owner occupier in the future. The occupying tenant demonstrates a timely payment behaviour and operates from this prominent location and presents as a reliable and secure occupier for property investment purposes.

Services

This unit benefits from mains gas, electricity, water and drainage. Internal lighting is via LED units. Windows are double-glazed sealed units with external security grills.

Planning

For all planning enquiries, please contact Cherwell District Council on planning@cherwell-dc.gov.uk or 01295 227006

Business Rates

Unit 2 Mallorie House rateable value from 1st April 2026 - £13,250
Qualifying businesses with a rateable value of up to £12,000 currently receive 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.cherwell.gov.uk for more details.

Energy Performance Certificate

EPC rating 102 E. Valid until 11th October 2030.

Legal Costs

Each party to be responsible for their own legal costs associated with the transaction.

Viewing

Sheldon Bosley Knight have been instructed as the sole agent. To arrange a viewing please contact commercial@sheldonbosleyknight.co.uk or 01789 387882

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximates only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Sheldon Bosley Knight.

For further information please email commercial@sheldonbosleyknight.co.uk