

SHOP TO LEASE



59 Parsons Street,
Banbury OX16 5NB

Town Centre Café

Capable of other uses



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LOCATION

Banbury is a busy and growing commercial centre in North Oxfordshire with a population of 50,000. It has excellent communication links which is helping fuel its growth situated on the M40 and with fast rail links to London and Birmingham. The town centre is full of historic buildings with a range of shops both national and independent, professional services and a strong hospitality sector.

Parsons Street is pedestrianised and runs from North Bar down to the Market Place. The area has its own strong identity as part of Banbury Old Town which is a busy retail community with a good mix of speciality shops, cafes and bars.

DESCRIPTION

The property comprises a ground floor shop currently operating as a café, with two upper floors able to be used to support the business.

The ground floor has a counter and customer seating for 29 persons (plus tables outside for 8 persons) with the first floor providing the

kitchen facilities. At the rear of the ground floor is a sky light providing extra natural lighting into the customer area.

There is a ground floor customer toilet and separate staff toilet.

The building is Grade II Listed, meaning that alterations will need approval from Cherwell District Council.

The property has these net internal floor areas;

Internal Width	5.20 m	17 ft
Shop Depth	10.35 m	34 ft
Ground Floor Sales	48.78 sq m	525 sq ft
First Floor	32.57 sq m	351 sq ft
Second Floor	38.58 sq m	415 sq ft
Total	119.93 sq m	1,291 sq ft



EQUIPMENT

The café's fixtures, fittings and kitchen equipment is available to purchase by separate agreement with the existing operator.

BUSINESS RATES & BID LEVY

The property has a Rateable Value (April 2026) of £12,750 which means there is an allowance and a significant reduction due to the Small Business Rates Relief scheme for applicable tenants. The charge for 2026/27 is estimated to be between £1,250 - £1,400 for the year 2026/27. The lower amount to apply if the premises are used for retail hospitality or leisure purposes.

There is a small levy towards the Business Improvement District of £190.00 for 12 months.



FLOOR PLAN

Floor plans are available on request.

ENERGY PERFORMANCE CERTIFICATE

59 Parsons Street BANBURY OX16 5NB		Energy rating E
Valid until 29 December 2031	Certificate number 3734-4147-0349-0469-4946	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	156 square metres	

TERMS

The property is available either via an assignment of the existing lease or on a new lease at a rent commencing from £12,000 p.a. exclusive. The landlord does NOT charge VAT.

Rent	VAT	Small Business Rates Relief Applies (2026/27)	Building Insurance (2026)
£12,000 per year £1,000 per month	Not applicable	£1,250 - £1,400 £105 - £117 per month	£900.00 per year £75 per month

FURTHER INFORMATION

Is available from **Neil Wild**
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