

Town Centre Investment/Development Opportunity

14 Market Place

Brackley, NN13 7DP



For Sale – Offers Over £650,000
1,204 sq ft Ground Floor let to Ladbrokes
Plus 4 Let Residential Units Above and Car park

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

01295 271000

whitecommercial.co.uk



Floor	Bedrooms	Sq Ft	Sq M	Use	2017 Rateable Value	Rental Income Per Annum	Current Lease Terms
Ground	N/A	1,204	112	Sui Generis	£11,500	£14,000	15 years from 2009 (subject to a break clause in 2019)
First Floor Flat 1	2	595	55	Residential	N/A	£6,600	Assured short hold tenancies
First Floor Flat 2	1	470	44	Residential		£5,940	
Second Floor Flat	1	691	64	Residential		£6,300	
Top Flat	2	551	51	Residential		£6,240	
Car Parking	N/A			Parking		£1.00	Annual

LOCATION

The property is centrally located in the busy market town of Brackley, which is an expanding town with a population of over 14,500 and a further 2,750 housed planned over the next 5 years. The district is subject to substantial current and planned residential and commercial growth.

Brackley is situated on the main A43 Silverstone dual carriageway – which has a traffic flow of over 315,000 vehicles a week - linking the M40 motorway to the west and east via Junctions 10 (6 miles) and 11 (8 miles) respectively.

DESCRIPTION

The premises comprise a substantial 3 storey Grade 2 Listed Building with car parking to the rear (which fronts Waitrose Superstore). To the front of the premises is Brackley's main high street and the Town Hall opposite – currently undergoing a £3 million refurbishment to provide office and town centre facilities.

The accommodation incorporates a ground floor let to Ladbrokes; 4 fully let flats situated above and a car park for circa 7 vehicles currently (leased for £1.00). The total current income is £38,601 per annum. We consider that there are a number of asset management angles which will improve the Investment return including both the refurbishment and redevelopment of elements of the accommodation.

INFORMATION PACK

A full information Dropbox is available; please contact White Commercial for further information.

TERMS

The freehold of the whole property is available for sale, offers invited over £650,000.

VAT: No VAT is payable on the purchase price.

EPC

The EPC rating for the property is G - 213.

SERVICES

We understand that all mains services are connected to the premises. The services have not been tested by the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Contact: Chris White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk



W773

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. March 2018.

white
commercial.co.uk

01295 271000