

# Town Centre Investment/Development Opportunity

## 14 Market Place

### Brackley, NN13 7DP



**For Sale – Offers Invited**

**1,204 sq ft Ground Floor let to Ladbrokes**

**Plus 4 Let Residential Units Above and Car park**

**WHITE COMMERCIAL SURVEYORS LTD**

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[whitecommercial.co.uk](http://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	

### 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 houses 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.

**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](mailto:chris@whitecommercial.co.uk)



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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.

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