Former Gym Premises – For Sale
High Street, Brackley, Northants, NN13 7DT

Re-development Potential
Site of circa 0.4 acres

Offers in the region of £495,000
LOCATION
The property is situated in Brackley Town Centre, Northamptonshire, approximately 10 miles west of Banbury and 20 miles east of Northampton. Brackley is an expanding town with a population of over 12,000 situated on the main A43 dual carriageway linking the M40 via junctions 10 (6 miles) and Junction 11 (8 miles) and Junction 15 of the M1.

Brackley is subject to significant expansion with an additional 1,500 houses planned to the north east of the town plus a new Sainsbury’s Superstore and new 5-acre Heath Campus.

DESCRIPTION
The site is approximately 0.4 acres. The existing brick-built building was formerly occupied as a Gymnasium.
The site benefits from substantial car parking spaces to the front and rear of the building.

ACCOMMODATION
Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Main Space</td>
<td>3,104.08</td>
<td>288.38</td>
</tr>
<tr>
<td>Store 1</td>
<td>823.46</td>
<td>76.50</td>
</tr>
<tr>
<td>Store 2</td>
<td>1,190.79</td>
<td>110.63</td>
</tr>
<tr>
<td>Changing Room</td>
<td>1,186.10</td>
<td>110.19</td>
</tr>
<tr>
<td>First Floor Mezz</td>
<td>1,532.88</td>
<td>142.41</td>
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<tr>
<td>First Floor Store</td>
<td>217.69</td>
<td>20.22</td>
</tr>
<tr>
<td>Total</td>
<td>8,055.00</td>
<td>748.33</td>
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</tbody>
</table>

SERVICES
We understand that all mains services are connected to the premises (sub-metered supplies), excluding gas.

EPC
The EPC rating is C – 75.

TERMS & PLANNING INFORMATION
Offers in the region of £495,000 will be considered for the freehold interest. A pre-planning application for residential use of the site is available upon request, which suggests that limited residential development may be allowed, with demolition of the existing building and that the scale and elevational treatment is carefully considered against the context of the surrounding settlement plan and existing topography.

Further information is available from White Commercial.

RATES
We understand from the Valuation Office website that the rateable value for the premises is £23,750. This is not what you pay.

VAT
VAT is payable in addition at the prevailing rate.

LEGAL COSTS
Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION
Contact Chris White
Tel: 01295 271000
Email: chris@whitecommercial.co.uk