

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

Preliminary Announcement

Prestigious Shop / Estate Agency Opportunity

27 Market Place
Brackley
Northants
NN13 7AB



- Available winter 2020 upon relocation of Taylors/Countrywide Estate Agents
- Comprising sales/office 662 ft² plus ancillary – overall total 1,412 ft²
- Prime location fronting Market Place. Adjoining and nearby occupiers including Macintyers, Costa Coffee, Co-op, Age Uk, Boots, Lloyds, Dominos Pizza, Waitrose
- Available on a new lease with rental offers invited in excess of £12,000 per annum exclusive – may sell.

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Location/Description

The property is an attractive terraced Grade II Listed building of brick construction under a slate roof with rear additions and comprising good quality sales offices, ground floor ancillary, first floor and second floor office accommodation.

Market Place, Brackley is the core of the busy market town with a rapidly expanding population of in excess of 15,000 people and with almost 3,000 good quality houses planned over the next five years. Brackley is situated on the main A43 Silverstone dual carriageway which provides fast road access to both the M1 (Junction 15A) and the M40 (Junctions 10 and 11) as well as the affluent South Northants area close to the borders with both Buckinghamshire and Oxfordshire. The subject occupies a prime trading position opposite the market place and town hall with nearby and adjacent occupiers including Macintyres Estate Agents, Connells Estate Agents, Costa Coffee, Co-op food store, Boots, Lloyds Bank, Dominos Pizza, Waitrose and a host of independent stores.

Accommodation

Frontage	-	16 ft 2 in
Ground Floor Sales/Office	-	662 sq ft
Kitchen/Stores	-	137 sq ft
First floor offices	-	263 sq ft
Second floor offices	-	350 sq ft

Ground floor separate ladies and gents toilets, fitted kitchenette, rear yard, spiral staircase to upper floors, outbuilding.

Rating Details

Please note the rating list records the address as 27 Market Place, Brackley NN13 5AQ
Office and Premises - £8,700

For details of small business rates relief, transitional relief and other enquiries please contact the local Rating Authority, South Northants Council (tel: 01327 322190)

Services

We understand the property has the benefit of all usual mains services although no connections have been tested and no warranties can be provided.

Town Planning

The subject property is a prominent Grade II Listed building. Market Place is part of the Brackley Old Town Conservation Area. The property has been occupied for many years as a sales office by Taylors/Countrywide Estate Agents and also as a sales office by Nationwide Building Society. Further enquiries or pre-planning applications should be directed to www.southnorthants.gov.uk

Terms

We are seeking rental offers in excess of £12,000 per annum exclusive for a new lease, terms to be agreed. Please note the property is available for letting to an estate or letting agency or bank.

A sale of the freehold interest may be considered.

Costs

Each party to bear their own costs.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

VAT does not currently apply.

Energy Performance Certificate

The property is exempt we understand as it is Grade II Listed building.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

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Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: brendan.bruder@virgin.net
Contact: Brendan Bruder
Mobile: 07798 903977

Disclaimer

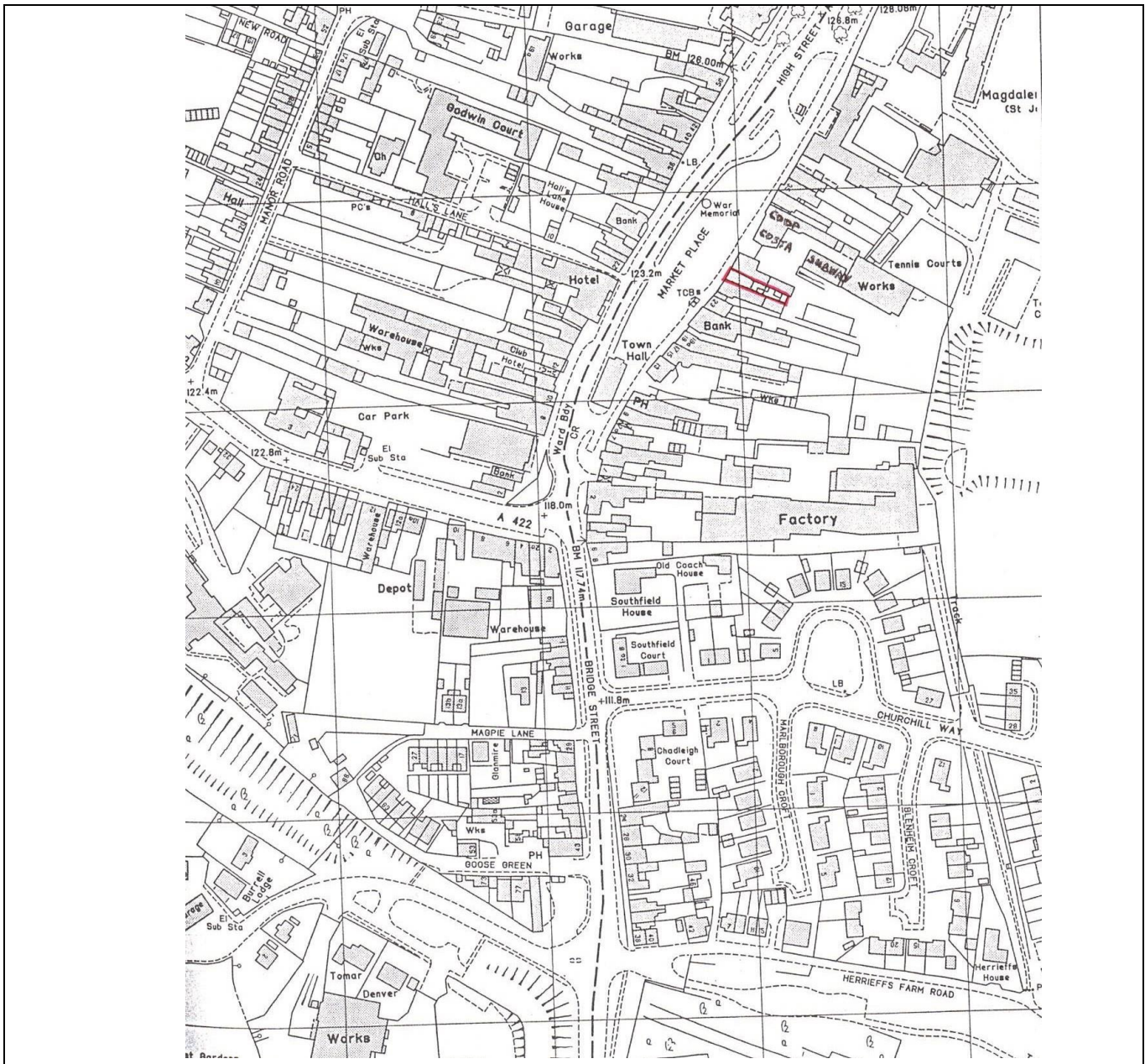
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LOCATION PLAN 27 Market Place Brackley NN13 7AB	Date	
	Scale	
	Dwg. No.	
	Drawn August 2020	

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