

# FREEHOLD FOR SALE

PART INCOME PRODUCING



13 Market Place,  
Brackley, NN13 7AB

Shop with flat above



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)

## LOCATION

Brackley is a picturesque Northamptonshire town and benefiting from its situation on the A43, providing ease of access to the M40 and to the M1 at Northampton. The town has expanded in size with a current population of over 12,000. There are an additional 1,500 homes planned for the north east of the town centre. A new Sainsbury's superstore and new medical campus has recently opened. The property is located on the Market Place in the heart of the town centre.

## DESCRIPTION

The property commands a significant position overlooking the Market Place. There is a shared road providing vehicular access to the rear. The property has many attractive features however it is not listed.

In summary it comprises a ground floor shop with ground floor storage, a kitchen and WC and with one room on the first floor. There is an apartment situated on first and second floors with an entrance from the back of the building. There is a yard large enough for vehicle parking, bike parking and refuse bins and there is a basement accessed from the yard (not inspected). Floor plans are available on request.



## TENURE

The property is for sale freehold. It is being sold subject to the lease on the shop and the shop's ancillary areas to Jems Stationers Ltd. The apartment comes with vacant possession. The lease includes the ground floor shop with ground floor storage, a kitchen and WC and with one room on the first floor. The lease has Landlord & Tenant Act protection and is for a term of 15 years from 25 March 2019 at £14,000 p.a. exclusive, on effective full repairing and insuring terms. The tenant has an option to break at end of the fifth and tenth year. There is a single rent review on 25 March 2022 and the lease includes a tenant's option to extend the term. Jems Stationers is an independent retail business established in 2002.

## ACCOMMODATION

ACCOMMODATION	SQ M	SQ FT
<b>GROUND FLOOR</b>		
Shop Sales Area	44.12 sq m	475 sq ft
Kitchen / WC	8.42 sq m	91 sq ft
Store	2.56 sq m	28 sq ft
<b>FIRST FLOOR</b>		
Gross Internal Area	71.63 sq m	771 sq ft
<b>SECOND FLOOR</b>		
Gross Internal Area	71.63 sq m	771 sq ft
Basement	Not Inspected	
<b>TOTAL</b>	<b>198.36 sq m</b>	<b>2,136 sq ft</b>

## BUSINESS RATES & COUNCIL TAX

The commercial element has a Rateable Value of £8,300. The business is able to claim Small Business Rates Relief. The flat is Band A for Council Tax.

## PLANNING

We have not made any formal investigations on the planning history of the property and we would expect a purchaser to satisfy itself as required.

## PRICE

The property is for sale at £350,000, subject to contract. The seller has not opted to tax and so the sale is VAT exempt.





**OUTSTANDING MARKET PLACE LOCATION**



**1<sup>ST</sup> FLOOR, ROOM 1**



**REAR ELEVATION**



**REAR PARKING SPACE**



**VIEW FROM REAR**

## FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

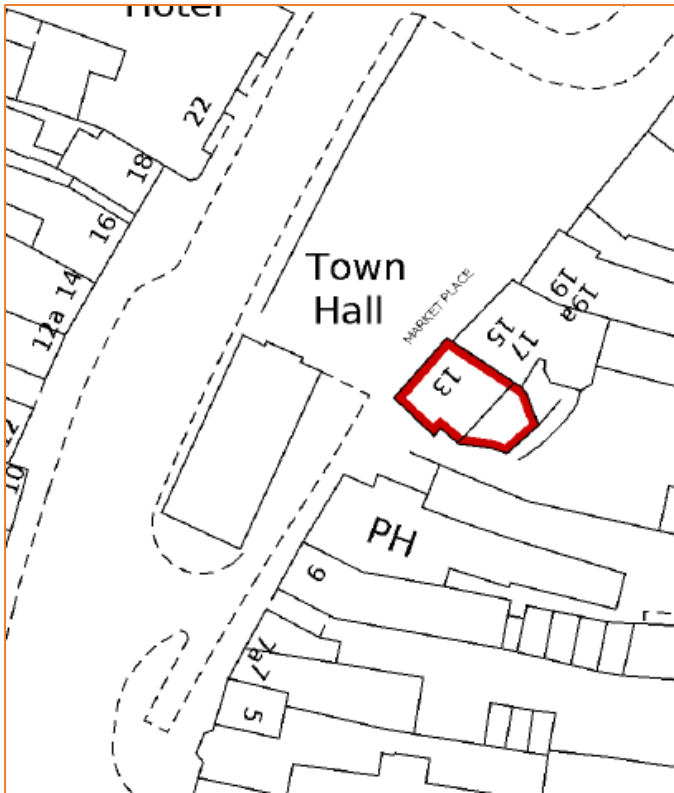
Tel: 01295 983 333

M: 07801 164034

E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
[kelly@wild-property.co.uk](mailto:kelly@wild-property.co.uk)  
[www.wild-property.co.uk](http://www.wild-property.co.uk)

## VIEWINGS

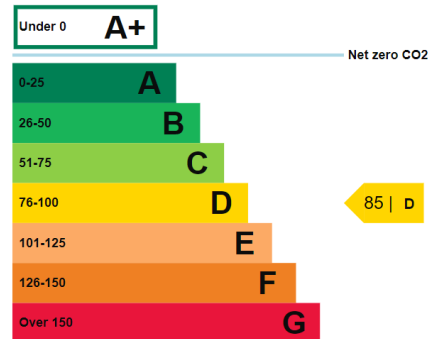
Viewings must be carried out by arrangement. We would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable. We urge you not to discuss the sale direct with the business owner.



## ENERGY PERFORMANCE CERTIFICATE - SHOP

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## IMPORTANT INFORMATION

Wild Property Consultancy gives notice to anyone who may read these particulars as follows; 1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order. 4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. 5. Any areas, measurements or distances referred to are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee. 7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact. 8. We have not checked any of the services or facilities.