

FREEHOLD FOR SALE



West Works
Playing Fields Road
Westbury
NN13 5LA

Part income
producing



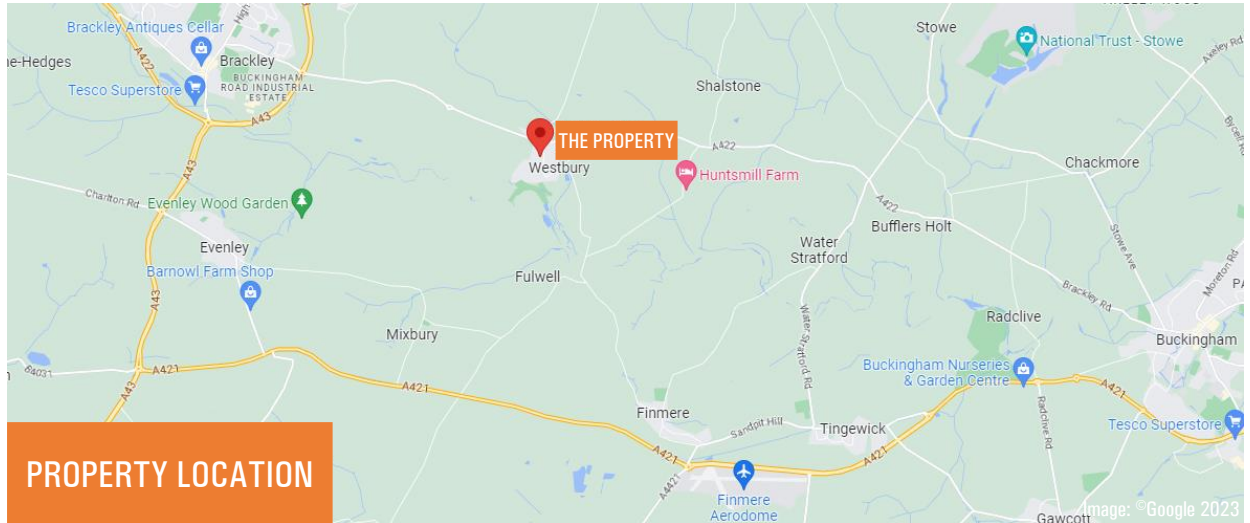
01295 983 333

wild-property.co.uk

LOCATION

The property is situated in the village of Westbury, overlooking the village playing field and adjacent to the village shop and car parking.

Westbury lies on the A422, 2 miles from Brackley and 5 miles from Buckingham.



THE PROPERTY

The property, a former light industrial business unit, has been recently renovated to provide a mixed-use building. The ground floor comprises offices and the first floor is predominately a bakery plus an art studio. There is space for parking at the front.

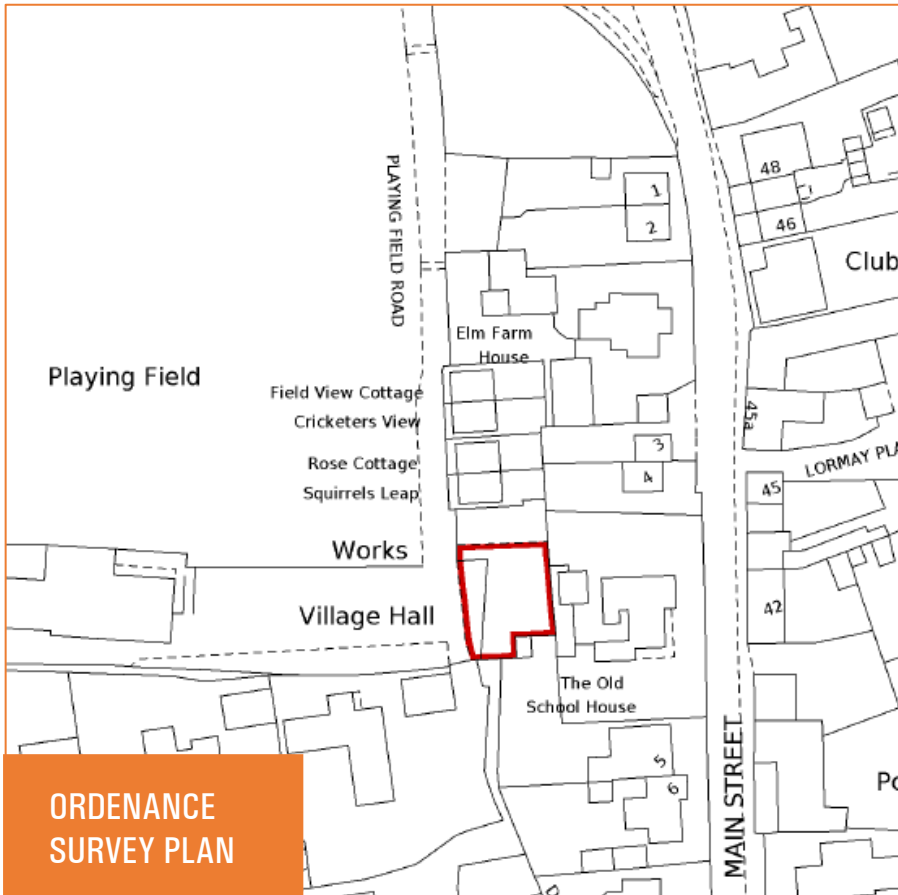
There is both an internal staircase and an external stair to the first floor. The property benefits from three phase power.

Each floor has WC facilities. The property has mains electric, water and drainage. There are modern ceiling mounted air cooling/heating units to the ground floor and the first floor studio.

PLANNING

Wild Property has not made any formal investigations on the planning history of the property and it is expected that the purchaser satisfies themselves as required.





ACCOMMODATION

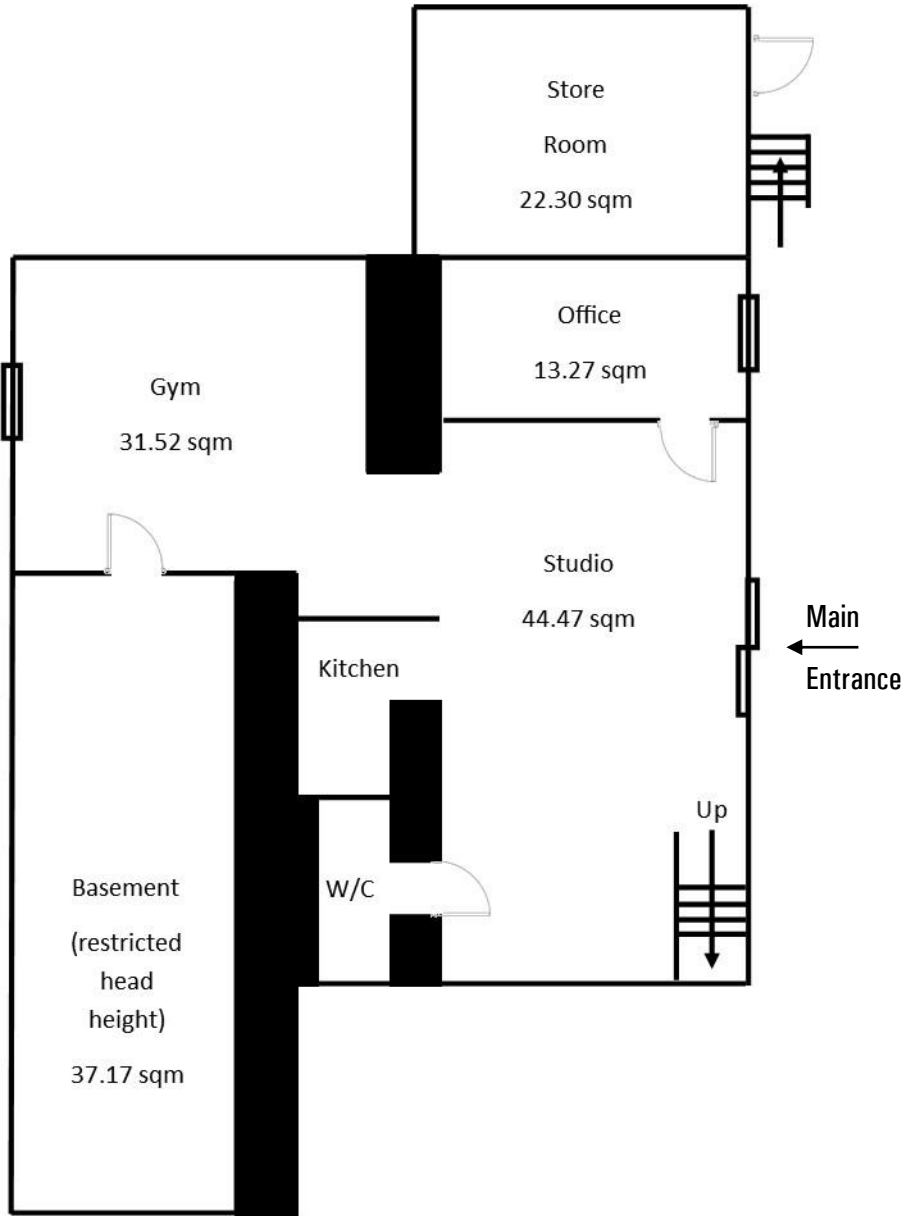
The property provides 4,231 sq ft (391.3m²) of gross internal accommodation, including the following spaces:

Internal Area	Meters	Feet
Ground Floor		
Office & Studio Space	89.26 m ²	961 sq ft
Store Room	22.30 m ²	240 sq ft
Kitchen & W/C		
Basement Storage	37.17 m ²	400 sq ft
First Floor		
Bakery	105 m ²	1,130 sq ft
Store Rooms	39.77 m ²	428 sq ft
Art Studio	30 m ²	323 sq ft



FLOOR PLAN

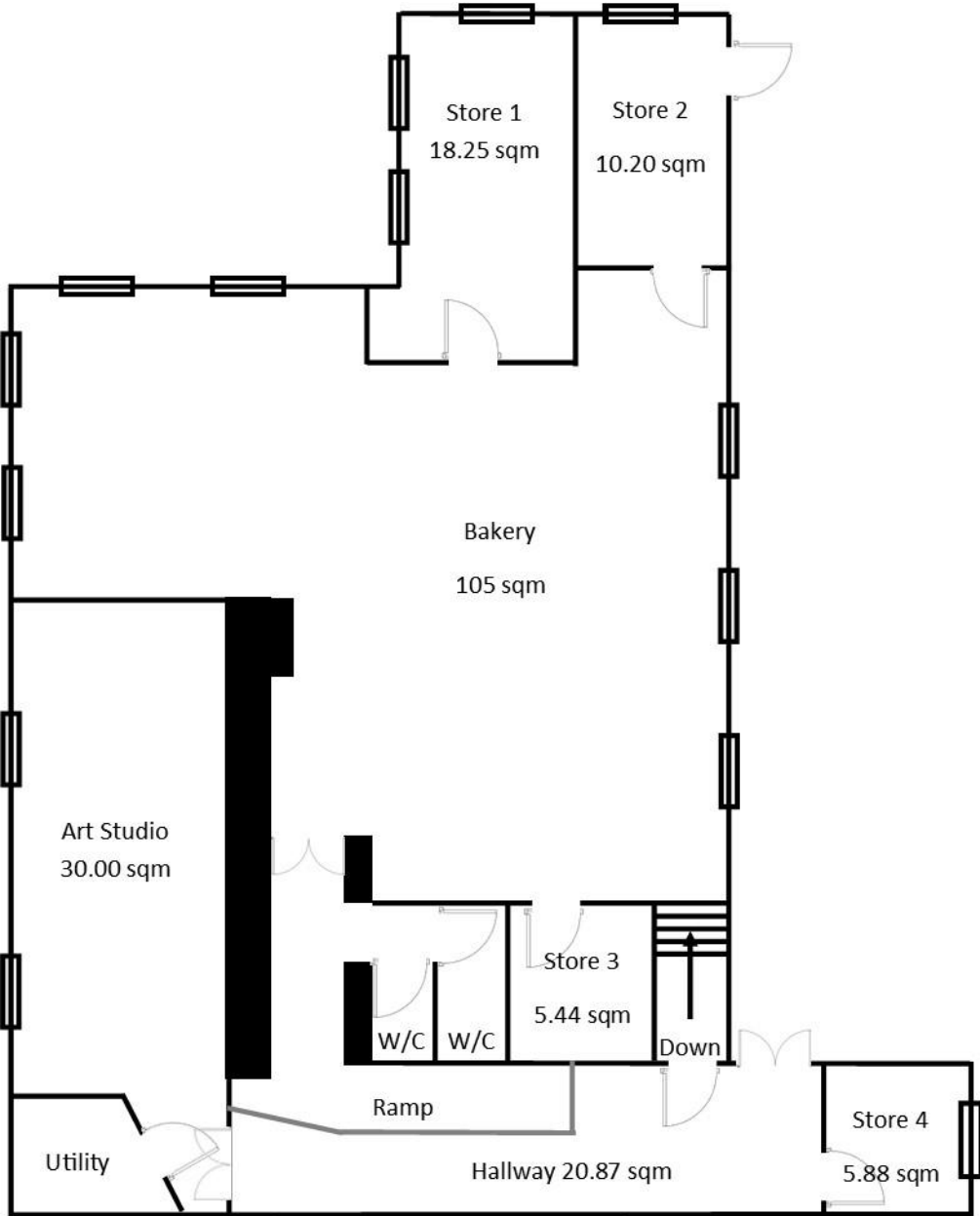
For illustration purposes only. Not to scale.



GROUND FLOOR

FLOOR PLAN

For illustration purposes only. Not to scale.



FIRST FLOOR

TENURE

The property is available freehold, subject to short term leases as follows:

Ground Floor:

No lease, available with vacant possession.

First Floor:

- Lease to Mr Woodburn trading as Geoff's Artisan Baker until 31st December 2024 at £6,000 p.a. (Bakery and stores 1 to 3)
- Lease to Miss Manderston until 31st December 2024 at £1,800 p.a. (art studio)
- Licence agreement for an office/store room at £600 for the year (store 4).

It is possible to secure vacant possession on the whole of the first floor if required.



ART STUDIO



BAKERY



BASEMENT

PRICE

Offers in excess of £275,000 subject to contract.

The seller has not opted to tax and so the sale is VAT exempt.

The vendor owns the residential dwelling on Main Street which backs on to this property.

VIEWINGS

Viewings must be carried out by arrangement and 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.

BUSINESS RATES

There is a single assessment of £9,700 (effective April 2013).

EPC RATING

The property has an EPC E rating, valid until 2031.

FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

Tel: 01295 983 333

E: neil@wild-property.co.uk
kelly@wild-property.co.uk
www.wild-property.co.uk

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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.
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