



FOR SALE

VERSATILE COMMERCIAL YARD AND UNITS IN CENTRAL TOWCESTER

Brackley Road, Towcester, NN12 6DH

OFFERS INVITED IN THE REGION OF £250,000

A versatile commercial premises in Towcester town, featuring a Victorian limestone workshop, a detached brick-built double garage/store with WC, and a separate porta-cabin. The site fronts Brackley Road with gated vehicular access, macadam parking for several cars, and a small lawned area to the rear. Offered for sale due to the relocation of a longstanding stone masonry business.

- Commercial yard and units with off street parking
- Potential for residential development subject to Local Authority approvals
- Equipped with mains three-phase electricity, water, and drainage
- Gated access with parking facilities for several cars
- Three separate units including a Victorian limestone workshop



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 **DAVID COSBY**
CHARTERED SURVEYORS

Commercial Yard & Unit in Towcester

Brackley Road, Towcester, NN12 6DH

Price

Offers invited in the region of **£250,000**
(VAT is not payable)

Description

A small commercial yard and unit located in the centre of the market town of Towcester. The site extends to 192 sqm and includes a Victorian limestone workshop, a detached brick-built double garage/store with WC, and a separate porta-cabin. The site fronts Brackley Road and features gated vehicular access, with macadam parking for several cars and a small lawned area to the rear. This site is offered for sale due to the relocation of the current stone masonry business, which has been operating for over 30 years. Please note that a restrictive covenant attached to the sale prevents any similar business operations from being conducted on the premises.

Location

The site is located on Brackley Road in the centre of Towcester town centre with a limestone boundary wall and vehicular access gate opening into the yard.

Being centrally located, the property is conveniently close to a wide range of independent shops, cafes, and restaurants. There are also larger supermarkets, a post office, and even a monthly farmers market. With the impressive Moat Lane Regeneration project now complete, this Roman market town boasts modern facilities in a historic setting, all with the delightful River Tove meandering close by.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes, offering further shops and restaurants as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.

Accommodation

Stone Workshop: Approx GEA 28sqm (301 sq ft)
Double Garage: Approx GEA 23 sqm (250 sq ft)
Portacabin: Approx GEA 9sqm (100 sq ft)

Tenure: Freehold
VAT: VAT is not payable
EPC: Exempt

Restrictions and Easements

There is a telegraph pole located within the site. Prospective buyers should be aware of any associated wayleave restrictions relating to this and other utilities on the property.

Utilities

We are advised that mains services are connected to the property including mains water, drainage, and three-phase electricity. Interested parties are advised to commission their own survey to ensure services are suitable for requirements.

Business Rates

We understand that business rates are not payable at the site; however, interested parties should make their own enquiries of the Valuation Office Agency.

Planning

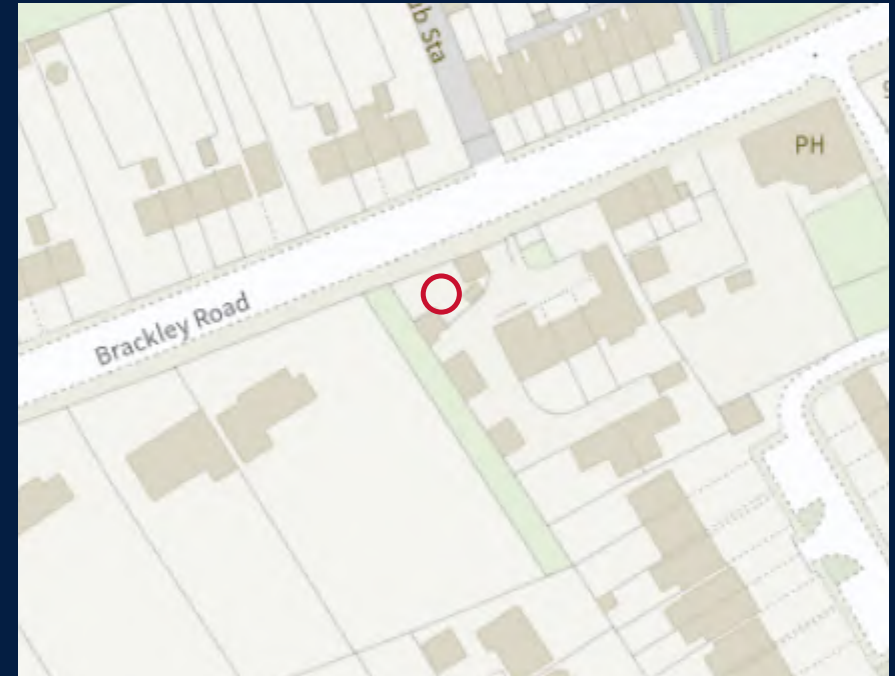
We understand the property has authorised use for Class B2 (General Industrial) however, interested parties are invited to make their own enquiries via West Northamptonshire Planning Department.

Local Authority

West Northamptonshire Council - South Northamptonshire Area.

Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



IMPORTANT NOTICE

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Commercial Sales & Lettings

For landlords seeking a professional commercial sales and lettings agent, our team offers RICS regulated services tailored to maximise your investment. Please contact us to find out more:

www.davidcosby.co.uk