



11 Brackley Road Towcester, Northamptonshire, NN12 6DH

FOR SALE OR TO LET

RESIDENTIAL AND RETAIL INVESTMENT

- Three Ground Floor Retail Units with Flat above
- Freehold interest in the property is offered for sale subject to existing occupancy
- Guide Price Offers in the region of £300,000
- Quoting Rent of £12,000 pa for both Vacant Ground Floor Units

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THREE GROUND FLOOR RETAIL UNITS WITH FLAT ABOVE

LOCATION

Towcester is situated at the intersection of the A5 and A43 and is located approximately 8 miles to the South West of Northampton and 10 miles to the North West of Milton Keynes. The town has good road access with links to the M1 at Northampton (6 miles) and the M40 at Ardley (17 miles). The nearest main line rail services run from Northampton with services to London taking less than an hour.

The town which lies within the administrative district of South Northamptonshire has a population of around 10,000 people and is the oldest town in the county. The town has seen significant expansion in recent years and is currently the focus for a number of major development schemes including the Moat Lane Regeneration Project which is a mixed retail, commercial and residential scheme at the heart of the town centre and the 3000 house Towcester Grange residential scheme to the south of the town. It has a good range of shops and other facilities, including schools, leisure facilities, medical facilities, etc, and is home to Towcester Racecourse with the nearby Silverstone Circuit a few miles along the A43.

DESCRIPTION

11 Brackley Road is situated, close to the town centre, on one of the principal roads into and out of town. The property is described more particularly below.

11 BRACKLEY ROAD

A two storey semi detached property of brick construction under a tiled roof with lean-to and flat roof additions to the rear. The ground floor comprises 3 retail units, one of which is occupied, whilst the remaining units are vacant. A pathway to the side and rear provides rear access to the retail units together with additional ground floor storage, as well as access to stairs which serve a first floor residential flat which lies above all three retail units.

ACCOMMODATION

The accommodation for each unit is more particularly described below.

11 BRACKLEY ROAD

11a Brackley Road is a first floor flat which comprises Living Room, Kitchen, Double Bedroom, and Bathroom. The flat has a Net Internal Floor Area of 49 sq m (528 sq ft).

11b Brackley Road, is a ground floor office/retail unit with principal floor space measuring 25.5 m² (275 ft²) and smaller office measuring 6.9 m² (74 ft²). The unit has a pedestrian entrance from Brackley Road and a separate entrance to the rear which provides access to a separate storage room under a flat roof measuring 14.5 m² (156 ft²).

11c Brackley Road, is a vacant office/retail unit with two rooms comprising a front room measuring 16 m² (173 ft²) and rear room measuring 8.7 m² (94 ft²), which has a sink and drainer unit. The

unit is accessed from a shared entrance off Brackley Road and also has an access to the rear, with use of a separate toilet.

11d Brackley Road is a vacant office/retail unit with two rooms comprising a front room measuring 14.3 m² (154 ft²) and a rear room measuring 12.2 m² (131 ft²). The unit also includes a small kitchen and toilet facilities. The unit shares its access from Brackley Road with unit 11c and also has an access to the rear.

OCCUPATION

11a Brackley Road is currently let on an Assured Shorthold Tenancy Agreement at a monthly rent of £600.

11b Brackley Road is currently occupied on a 3 year business tenancy from 1st December 2019 at a monthly rent of £520.

11c&d Brackley Road are currently vacant.

RATING

11a Brackley Road is assessed to be in Council Tax Band A

11b Brackley Road has a Non-domestic Rateable Value of £3950.

11c&d Brackley Road have a combined Non-domestic Rateable Value of £4300.

EPC: 11a & 11b Brackley Road have an EPC Rating of F. 11c & 11d Brackley Road currently have EPC Ratings of E.

SERVICES: The property is connected to mains electricity, water and drainage and the units all have Electric Heating. Mains Gas is understood to be in Brackley Road.

VIEWING: Strictly by Appointment through the Selling Agents.

GUIDE PRICE: Offers in the region of £300,000 are invited for the Freehold Interest.

QUOTING RENT: £12,000 per annum for both vacant commercial units.

The above terms are subject to negotiation and all enquiries are invited.

IMPORTANT NOTICE

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: October 2020.