



- + Commercial unit
- + 555 square metres (5974 sq ft)
- + Good access links
- + Available as a whole
- + Rural setting



For Sale

The Grass Barn, Water Stratford, Buckingham MK18 5DP

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Guide Price : £600,000

Description

The property comprises a traditional brick built building with a fibre cement roof. There is an extension which comprises a steel portal frame building with block walling and a fibre cement roof. Internally, the building has been subdivided into a number of rooms by the previous tenant.

Outside, the property has a small concrete apron and larger hardstanding yard area. To the rear of the property, there is an area of scrub/wood included in the sale. Access to the property is directly off the A422 with good visibility and is jointly owned with the neighbouring property.

Location

The Grass Barn is located in the parish of Water Stratford, Buckinghamshire. It is approximately 2.8 miles from the town of Buckingham and approximately 4.6 miles from the town of Brackley, both of which provide good local amenities and excellent transport links. The A43, A5, M1 and M40 are within easy reach. Train services are available locally at Milton Keynes and Bicester, providing direct services to London Euston (approximately 35 minutes) and London Marylebone (approximately 60 minutes).

Services

The property has mains 3 phase electricity and mains water connected, with a sewerage treatment system connected also.

Terms and Tenure

The property is offered for sale as a whole by private treaty. Vacant possession will be granted on completion of the sale.

Business Rates

As at 1 April 2023, the property has a rateable value of £20,000.

Planning

The property has planning consent for commercial use under classes B1, B2 and B8.

Overage

The property will be sold subject to an overage on future non-commercial use. The overage will be effective for 30 years from the date of completion of the sale and will be payable on implementation of planning permission (or disposal with planning permission). The amount payable will be 30% of the increase in value resulting from that consent.

Energy Performance Certificate Rating

The property does not have an Energy Performance Certificate.

VAT

Should the sale become a chargeable supply for the purpose of VAT, this will be payable by the purchaser.

Local Authority

Buckinghamshire Council: 01296 395000

what3words

The location of the access to the property is
//calculating.headlines.living



To arrange a viewing, please call:
Andrew Jenkinson / Katie Cross
07967 964508 / 07795 507699

robinson
+ hall

Land and Property Professionals

118 Bromham Road
Bedford
MK40 2QN

Agent's Notes

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