



2 Burgess Square, Brackley, East Midlands NN13 7FA

Market Town Retail Opportunity

- ▶ **GIA of 4,506 sqft (418.6 sqm)**
- ▶ **Available by way of sublease or assignment**
- ▶ **Nearby occupiers include Subway, Costa, Boots and Ladbrokes**
- ▶ **Suitable for a variety of uses, subject to planning and Landlord consent**

For enquiries and viewings please contact:



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Location

The subject property is located within Brackley, a market town with a population of c.12,000. Brackley is served by excellent road links being situated along the A43 which connects the town to Junction 10 of the M40, 7 miles to the south and Junction 15A of the M1 which lies north of the town.

The northern entrance to Brackley has seen significant development to include a new Sainsbury's superstore, a 5 acre Health Centre and 150,000 sqft of warehouses across various trade estates. Brackley has been targeted by the South Northamptonshire Local Plan to deliver an additional 1,200 homes by 2029.

The property itself is situated within Brackley town centre which benefits from a mix of independent and national occupiers including Subway, Costa, Boots and Ladbrokes.

Description

The property comprises a ground floor retail premises most recently used as a convenience store. The unit benefits from tiled flooring, suspended ceiling with inset spot lighting, air conditioning and an electric roller shutter door.

There is extensive storage space located to the rear of the property along with a staff kitchenette, breakout space and WC.

Accommodation

	Sq M	Sq Ft
Sales Space	324.4	3,492
Stores	94.2	1,014
Total	418.6	4,506

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property previously benefited from planning consent for A1 Use Class (General Retail) now under Use Class E of the Town and Country Planning (Use Class) Order 1987.

Alternative uses may be suitable, subject to landlord consent and any relevant planning permissions.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a sublease or assignment of the existing lease expiring 24th November 2026. The current user clause permits any A1 use (General Retail), other uses may be considered subject to Landlord consent.

Business Rates

Property Description: Shop & Premises

Rateable Value: £56,000

Rates Payable: £30,576 (based on the uniform business rates multiplier of 54.6p effective until March 2025)

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until March 2025.

Source: VOA

Rent

Rent on application

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas, further details are available from the agents.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of C-63

Viewings

Strictly by appointment with the joint sole agents:-

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