

FOR SALE or TO LET

Unit 8c, Boundary Road, Brackley

NN13 7ES



Industrial Unit 2,300 sq ft

Accommodation: We have been instructed by the current freeholder to offer this mid-terrace industrial unit either for sale or to let. The property has recently been redecorated internally and as will be seen from the photograph is in good condition. The property benefits from parking to both the front and the rear, and also has three phase electricity.

The unit has overall measurements of 74ft x 31ft and benefits from two wash rooms at the rear and an internal reception office at the front.

Tenure: The property is being offered freehold at £115,000, or is available on a new lease for three or six years at an initial rent of £9,000 per annum. VAT is not payable.

Outgoings: This property has a rateable value of £10,750 and the local rating authority is South Northants District Council. The Rates Payable for this unit for the financial year 2009/2010 are £5,214 per annum.

Legal Fees: The ingoing tenants will be expected to contribute £750 plus VAT towards the vendor's legal costs, this to be paid as solicitors are instructed.

Insurance: The freeholder will insure the premises but the tenant is to reimburse the premium which for the current year is £600.

Subject to Contract

Viewing of this property, which we believe is very competitively priced, can be arranged via the sole agents:

BANKIER SLOAN

Centrepont, Chapel Square, Deddington, Banbury, Oxon, OX15 0SG
Tel: Deddington 01869 338866, Moreton-in-Marsh 01608 652888, Coventry 02476 545556,
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