

FREEHOLD / LEASEHOLD OFFICE ACCOMMODATION 35 Market Place, Brackley NN13 7AB



**Ground and Upper Floor Accommodation.
£275,000 Freehold
£15,000 per annum Leasehold.**

Viewing via: **BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email:reception@centre-p.co.uk, www.centre-p.co.uk

FOR SALE / TO LET

35 Market Place, Brackley NN13 7AB



Accommodation: We have received instructions to offer for sale or to let this office accommodation, located in Brackley town centre.

Tenure: The premises are being offered freehold at an asking price of £275,000 or leasehold on a new three year lease, at an initial rent of £15,000 plus VAT per annum.

Management Fee: An in-going tenant will be responsible for the payment of a management fee, set at 5% of the passing rent.

Insurance: An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current financial year this is anticipated to be approximately £800 plus VAT.

Legal Fees: A purchaser or an in-going tenant will be responsible for contributing towards our client's legal fees, which we anticipate to be approximately £800 plus VAT, these to be paid as solicitors are instructed.

Rateable Value: These premises have a rateable value of £9,100 and therefore if this is an occupiers only commercial premises, no rates will be payable under the government's Small Business Rates Relief scheme.

Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2022_2023.pdf

January 2023

Subject to contract

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