

FREEHOLD FOR SALE

Brailles Institute, Lower Brailles, Nr. Banbury OX15 5HT

December 2024



**Community Hall with potential
for both office and residential conversion**

Price: Offers invited in the region of £150,000

Subject to Contract

BANKIER SLOAN

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

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Accommodation: We have received instructions to market this unique freehold property, located in a prominent position, adjacent to the main road passing through this attractive south Warwickshire village.

Historically used by the community, this building has now become surplus to requirements.

The main hall measures 48' 6" x 16' 9", with adjacent rooms which include a toilet and kitchenette. The Valuation Office show the building as having a footprint of 1,075 sq ft.

The grassed area adjacent to this property on Friars Lane is included in the sale, as is a very small area to the rear which currently can only be accessed by walking round the building via Friars Lane. If in the future this area was to be accessed via a side door, it might be suitable for the storage of waste bins. At its maximum this area is six feet wide.



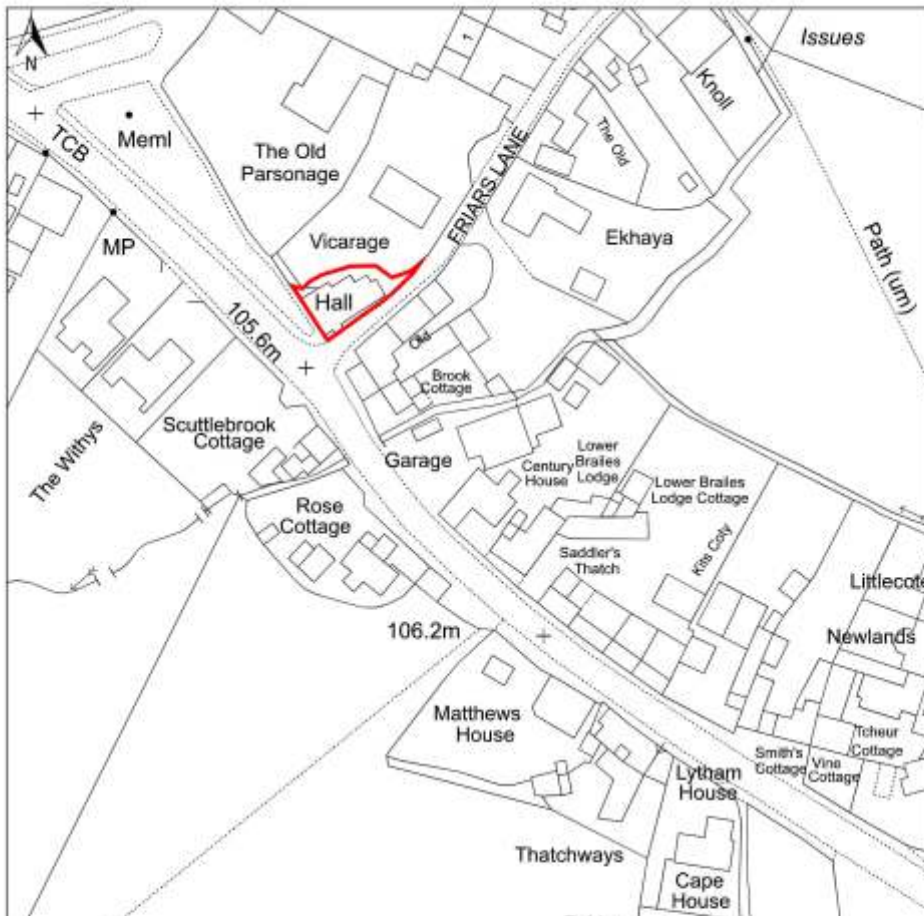
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Location Plan



Freehold: We are expecting to achieve offers in the region of £150,000 (one hundred and fifty thousand pounds).

Rateable Value: These premises have a rateable value of £4,350, with zero rates payable if this is your only commercial property. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2024_2025_.pdf
These premises are described on the Valuation List as workshop and premises.

Legal Fees: A purchaser will be asked to contribute £750 plus VAT towards our client's legal costs, this to be paid as solicitors are instructed.

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