

FOR SALE: Buckingham

3,410 sq ft Unique Town Centre Freehold



The Old Telephone Exchange

Market Hill, Buckingham MK18 1JT

Offers in the region of £300,000.

We believe this property has considerable potential for re-development for either commercial or residential uses, subject to planning.

December 2016

Subject to Contract

Viewing of this property can be arranged via sole agents:

BANKIER SLOAN

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

Tel: Banbury 01295 688384, Moreton-in-Marsh 01608 652888, Mobile: 07831 338111

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

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The Old Telephone Exchange, Market Hill, Buckingham MK18 1JT

We have been instructed to offer for sale, this town centre property, which for many years has been used as the base for Home Appliance, a traditional white goods business. This property offers considerable potential for improvement or redevelopment for commercial purposes, or subject to planning, for residential redevelopment.

The existing accommodation is as follows:

Store/Retail Showroom	(77.04 sqm)	829 sq ft
Workshop/Store	(40.74 sqm)	438 sq ft
Workshop	(53.90 sqm)	80 sq ft
Covered External Storage Area	(62.22 sqm)	670 sq ft
Internal Storage Room	(55.68 sqm)	599 sq ft
Store	(9.66 sqm)	104 sq ft
Office	(17.64 sqm)	190 sq ft

There is also good onsite parking for approximately eight vehicles. To request a plan of the internal layout please contact Bankier Sloan.

Rating: The local rating authority is Aylesbury Vale District Council, and this property has a rateable value for this financial year of £8,000. On the assumption that this is an occupiers only commercial property, the rates payable for the financial year 2016 / 2017 will be £1,290. However, due to the Chancellors recent announcement relating to the increase in the threshold for those able to claim Small Business Rates Relief, no rates will be payable on this property after the 1st April 2017. For further information please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf

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

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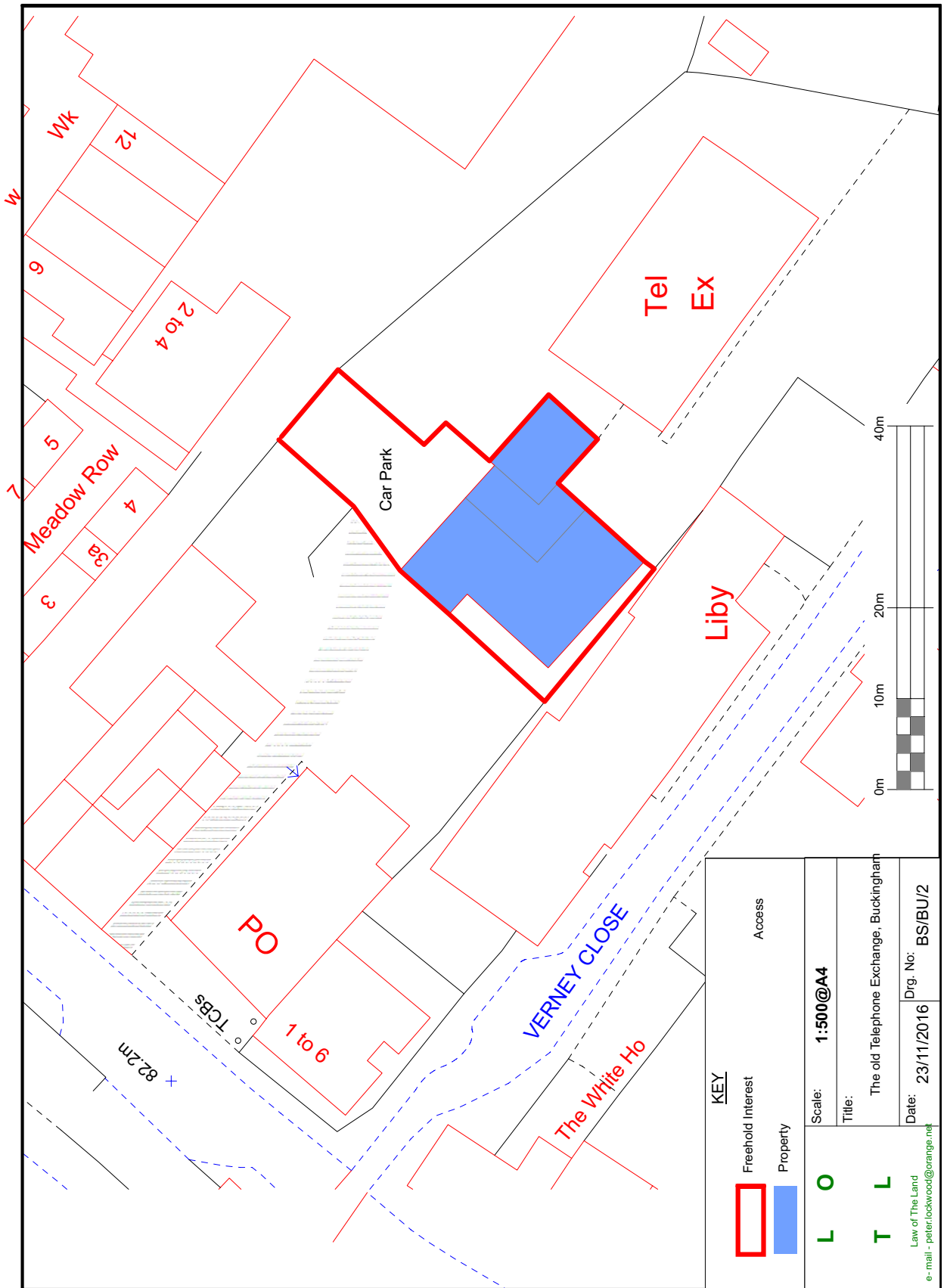
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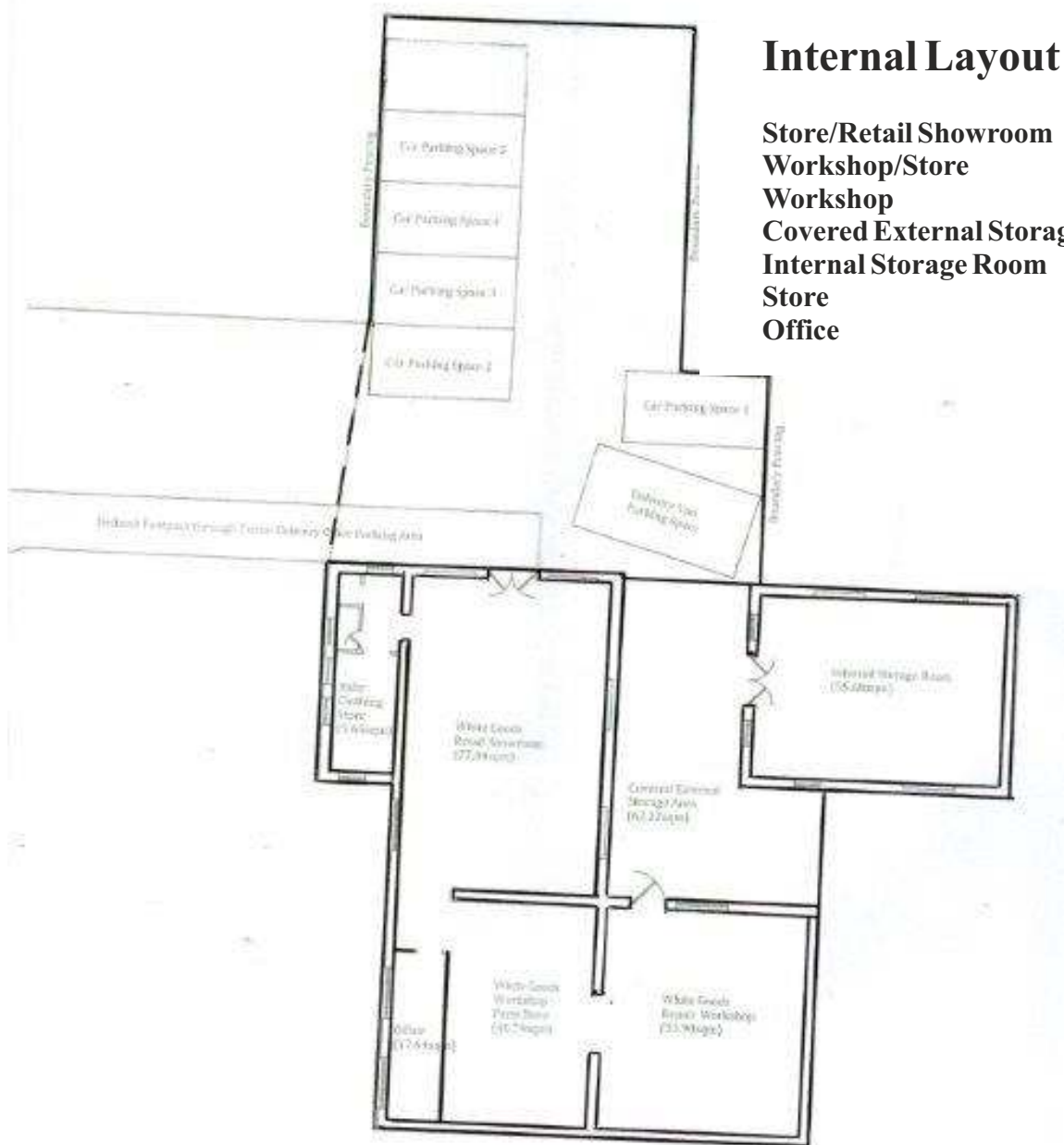
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BANKIER SLOAN Chartered Surveyors

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