

**fisher  
german**

# 1 Market Square & 25 Bridge Street

Freehold | Retail

Buckingham, MK18 1NJ

1,265 Sq.ft (117.49 Sq.m)





## Amenities



Retail



Town Centre  
Location



Transport Links

## Description

1,265 Sq.ft (117.49 Sq.m)

1 Market Square comprises a ground floor unit with a prominent display window. Accommodation includes a rear kitchenette and ancillary space, with offices and toilets on the first floor. (Potential for residential conversion of first floor to 2 bed flat subject to planning).

25 Bridge Street comprises a ground floor lock up shop in a character building at the north end of Bridge Street and has a sales area of approximately 180 sq ft, with storage and WC at the rear.

Both properties have the benefit of extensive basement areas.

## Location

The property is situated in a prominent location on the corner of Bridge Street & Market Square in the picturesque town centre of Buckingham.

The historic town of Buckingham, which is the former County Town of Buckinghamshire, is situated between Oxford, Milton Keynes, Aylesbury and Northampton. Buckingham, which has undergone a period of expansion over recent years has retained many of its original shop fronts with the picturesque Old Gaol being situated in the heart of the town.

The town also benefits from a number of local shops and restaurants, a choice of local sports facilities and gyms to include the Swan Pool and Leisure Facilities which offers numerous classes for all ages and abilities.

Buckingham offers links to both the M40 and the M1. Milton Keynes and Bicester Railway Stations offer convenient access into London.

### Locations

Milton Keynes: 13 miles

Oxford: 31 miles

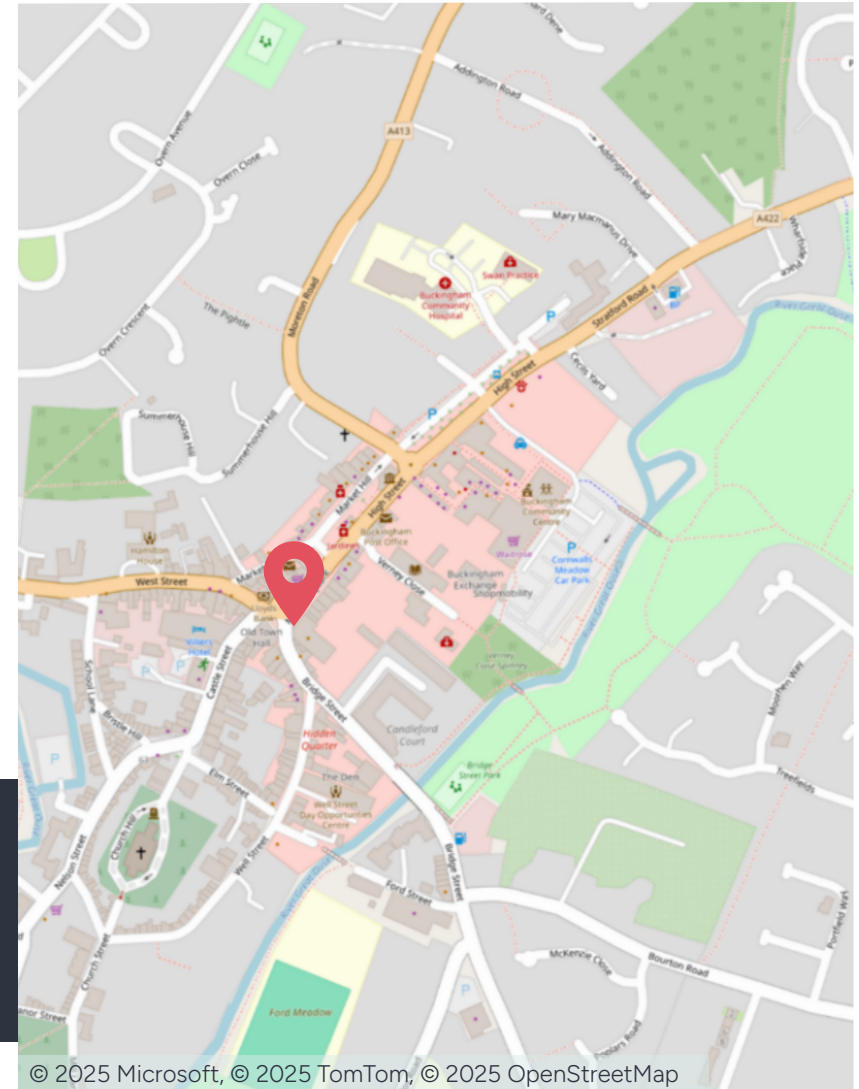
M1: 17.5 miles

### Nearest station

Milton Keynes: 12 miles

### Nearest airport

London Luton: 37 miles



## Further information

### Tenure

These properties are available to purchase, with vacant possession on a freehold title at an asking price of offers in the region of £325,000 exclusive of VAT.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The rates payable may be affected by transitional arrangements. Interested parties should call the Local Rating Authority for further advice.

1 Market Square

Rateable Value: £8,100

Rates Payable: £4,041.9

25 Bridge Street

Rateable Value: £5,900

Rates Payable: £2,944.1

2025/2026 Rates Payable 0.499p in the £.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Planning

The current permitted uses of the site fall within use class E (Retail) of the Town and County planning order, updated from the 1<sup>st</sup> September 2020.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale

### EPC

The EPC rating for 1 Market Square is TBC.

The EPC rating for 25 Bridge Street is D-96.

### Viewings

Strictly by prior arrangement with the sole agents.



## Further information

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Location

Address: 1 Market Square, Buckingham, MK18 1NJ & 25 Bridge Street, Buckingham, MK18 1EL

What3words: ///scatters.haggis.yelled



1 Market Square	Sq.ft	Sq.m
Ground floor front retail area	108	10.0
Rear ancillary	105	9.74
Kitchen & storage	50	4.64
First floor landing	156	14.5
Large office	390	36.25
Small office	74	6.86
<b>Total</b>	<b>883</b>	<b>882.54</b>

25 Bridge Street	Sq.ft	Sq.m
Front Sales Area	178	16.5
Rear Store	204	19
<b>Total</b>	<b>382</b>	<b>35.5</b>

1 Market Square & 25 Bridge Street

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated March 2025.



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