

Lower Hall, Brackley Town Hall, Market Place, Brackley, NN13 7AB

For Lease – Ground Floor Café / Coffee Shop Unit – 942 sq ft

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Sq Ft	Sq M	Rent Per Annum	Utilities	Building Insurance PA	Rateable Value	EPC
942	87.50	£13,500	Recharged based on tenant usage	Included in rent	£10,500 (Within Small Business Rates Relief Threshold)	C - 65

Location

Brackley is located on the A43, providing direct access to both the M40 and M1 motorways. The town has a population of around 16,000 (2021 census) and is well connected to nearby centres, of Banbury, Bicester, and Oxford.

Brackley Town Hall, refurbished in 2018 costing £3.2 million, is prominently located in the heart and centre of the town, overlooking the Market Place. Its central position places the premises within easy reach of various local shops, cafés, and amenities, with nearby occupiers including Waitrose, Domino's, Sainsbury's Local, and a wide range of independent retailers.

Description

The café is located on the ground floor of the Grade II Listed property and benefits from the building's distinctive historic architecture. The space features high ceilings, period windows and an open-plan layout, providing a bright and welcoming environment, together with disabled and unisex WC facilities.

The property has been fitted out as a café and we instructed to search for a new operator. We are advised that the previous tenant's fixtures are available at a separate cost. Further information is available upon request.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Retail	897	83.35
	Storage	45	4.15
Total		942	87.5

Terms & VAT

The unit is available on a new internal repairing lease, with terms to be agreed subject to contract at a rent of £13,500 per annum.

We are advised that VAT will be payable in addition to the rental figure.

Service Charge

We are advised that there is no service charge payable.

Services

We understand that all main services are provided to the property, including gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for the property is £10,500 per annum. Under current legislation you may be eligible for 'small business rates relief' where no rates are payable. This will need to be claimed by the ingoing tenant and is subject to individual circumstances. Further information is available from the local authority.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

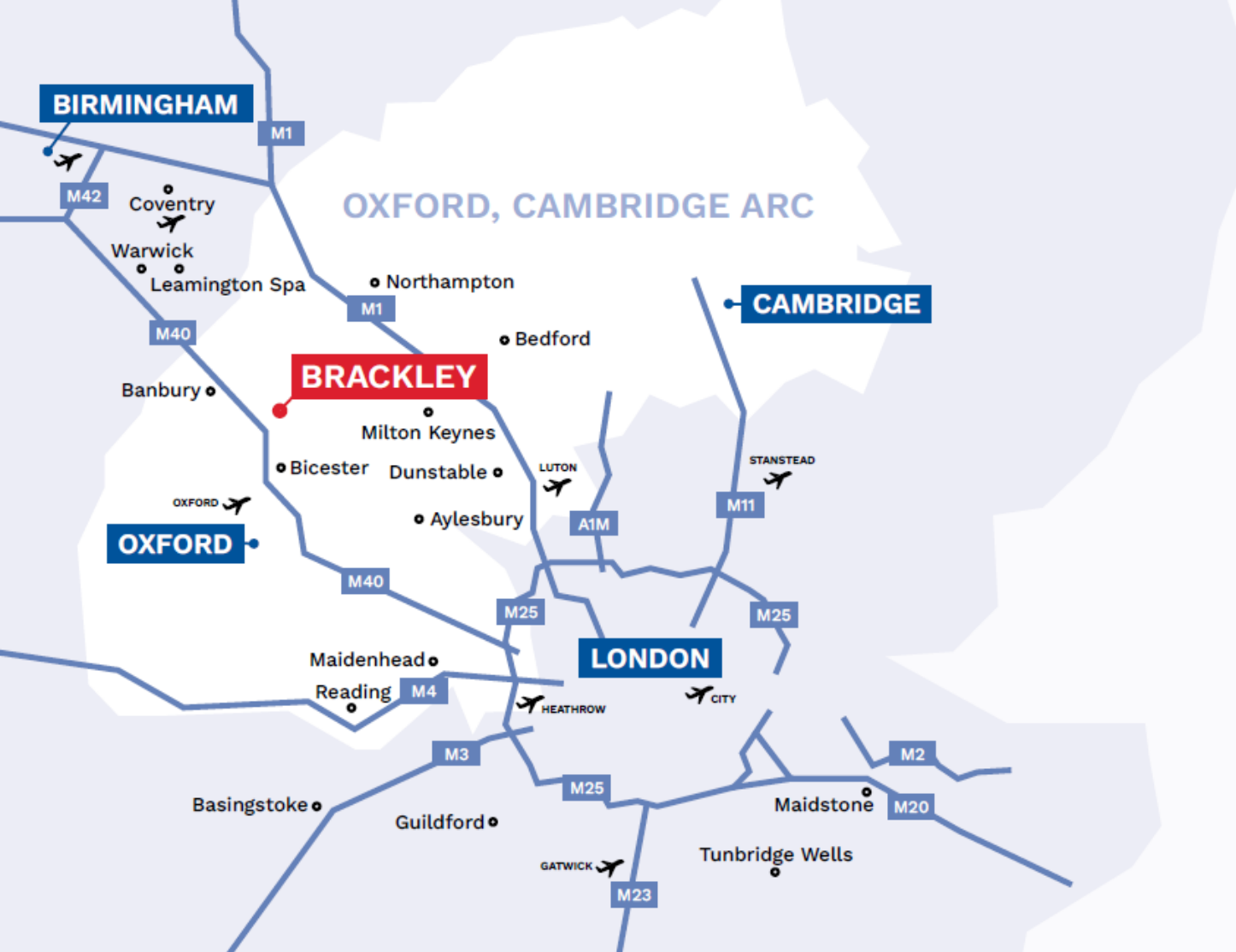


Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. September 2025.



BRACKLEY

Travel Distances from Brackley by Car



Destination	Miles	KM	Travel Time
Banbury J11 M40	11	18	20 mins
Bicester J9 M40	11	18	20 mins
Birmingham M40	61	98	1 hour 6 mins
Heathrow Airport M40	61	98	1 hour 6 mins
Junction 15a, M1	16	26	18 mins
London	73	117	1 hour 45 mins
Silverstone Race Circuit	6	10	9 mins

LOCATION

Brackley is strategically positioned on the Silverstone A43 dual carriageway linking the M40 motorway to the west via Junctions 10 (6 miles) and Junction 11 (8 miles) and the M1 (25 miles). The town provides easy access to Oxford, Birmingham, Milton Keynes and Northampton. Silverstone Circuit and its world class automotive technology hub is 10 minutes' drive to the east.

The town has an expanding population of over 16,195 (2021 census) and sits within West Northamptonshire where the population size has increased by 13.5% to 425,700 in 2021.

