

2b/c Burgess Square, Brackley, NN13 7FA

For Sale or For Lease – Ground Floor Retail Unit – 4,415 sq ft



Sq Ft	Sq M	Long Leasehold £	Rent Per Annum	Service Charge (2026)	Rateable Value	EPC
4,415	410.18	£550,000	£55,000	£7,143.04	£62,000	C - 63

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.

The property is prominently located in the heart of the town, close to the Market Place and Brackley Town Hall. This central position places the premises within easy reach of various local shops, cafés, and amenities, with nearby occupiers including Costa Coffee, Subway, Waitrose, Bar 212 and a wide range of independent retailers.

Description

The premises comprises a large ground floor unit with separate storage/stock areas; previously leased to 'The Co-Op'. The store is situated within the Burgess Square commercial and residential development in the centre of Brackley.

Plans of the accommodation are available from White Commercial.

Services

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

Accommodation

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

Floor	Use	Sq Ft	Sq M
Ground	Retail	3,472	322.58
	Office	108	10.05
	Staff	81	7.48
	Internal Storage	589	54.77
	External Storage	165	15.30
Total		4,415	410.18

Terms & VAT

The Long Leasehold interest of the property is available for sale (250 years from 12th October 2012) with offers invited in the region of £550,000, or alternatively the unit is available on a new effective full repairing lease, with terms to be agreed, subject to contract at a rent of £55,000 per annum.

We are advised that VAT will be payable in addition.

Service Charge

We are advised that there is a service charge payable which includes the cleaning and maintenance of the communal areas of Burgess Square.

Full details and a copy of the budget are available from White Commercial.

Business Rates

The Rateable Value for the property is £62,000 per annum. This is not what you pay. Further information is available via the gov.uk website or West Northants Council.

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

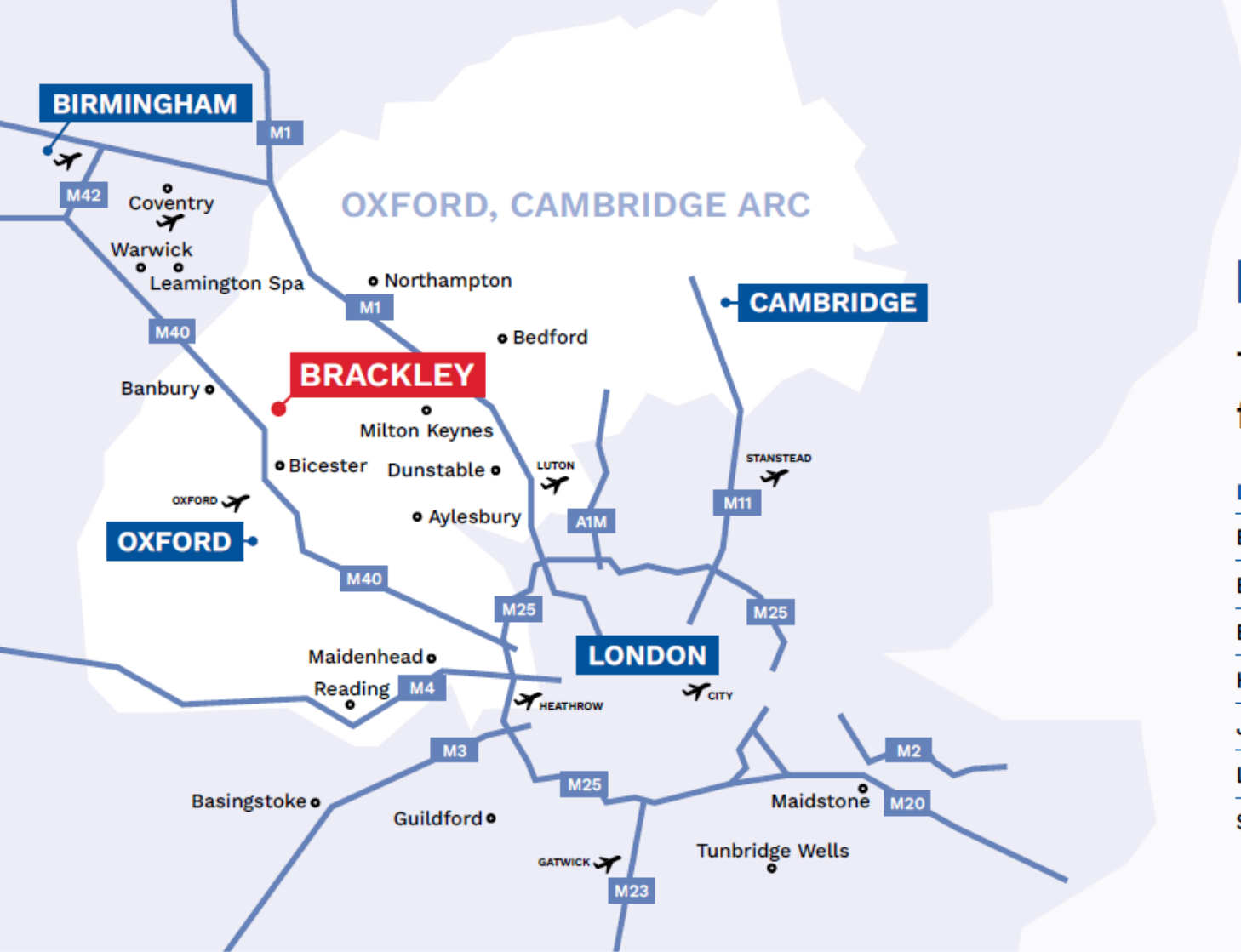


Chris White

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. May 2026.



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.

