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PROPERTY PARTICULARS

PRELIMINARY PARTICULARS

A1 Retail Unit

**15 Market Square
Buckingham
Bucks
MK18 1NW**



1,105 sq. ft. (102.65 sq. m)

Approximate Net Internal Area

FOR SALE / TO LET

LOCATION

The property is located in Market Square, in the heart of the historic town of Buckingham. The property is situated next door to W H Smith, Lloyds Bank and Co-op in a prominent position.

DESCRIPTION

The property comprise ground floor retail area with WC, kitchen area and access to the basement. The basement offers storage space with good head height.

The second floor has been converted into a flat.

ACCOMMODATION

Basement	200 sq. ft.
Ground Floor Retail	340 sq. ft.
First Floor	273 sq. ft.
Second Floor	<u>292 sq. ft.</u>
Total	1,105 sq. ft.

PRICE

The property is offered freehold with vacant possession on completion. Offers in excess of £285,000 plus VAT, if applicable.

Alternatively, a new full repairing and insuring lease is available upon terms to be agreed.

RENT

£18,000 per annum exclusive, plus VAT.

RATEABLE VALUE

2017 Rateable Value - £9,600 NB Small Business Relief may apply.

LEGAL COSTS

Each party to pay their own legal costs incurred in the preparation of the lease.

EPC

To be confirmed.

VIEWING

By appointment with the Sole Agents:-

Duncan & Bailey Kennedy
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