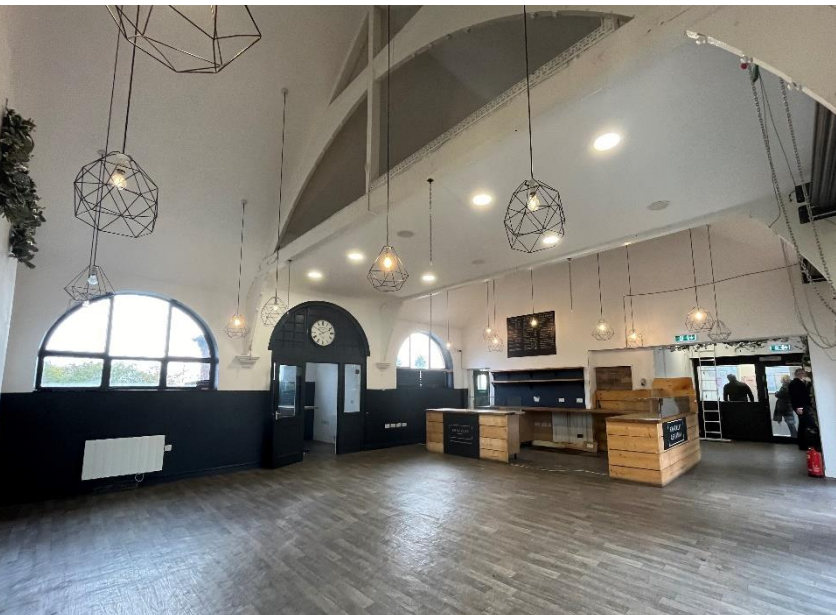
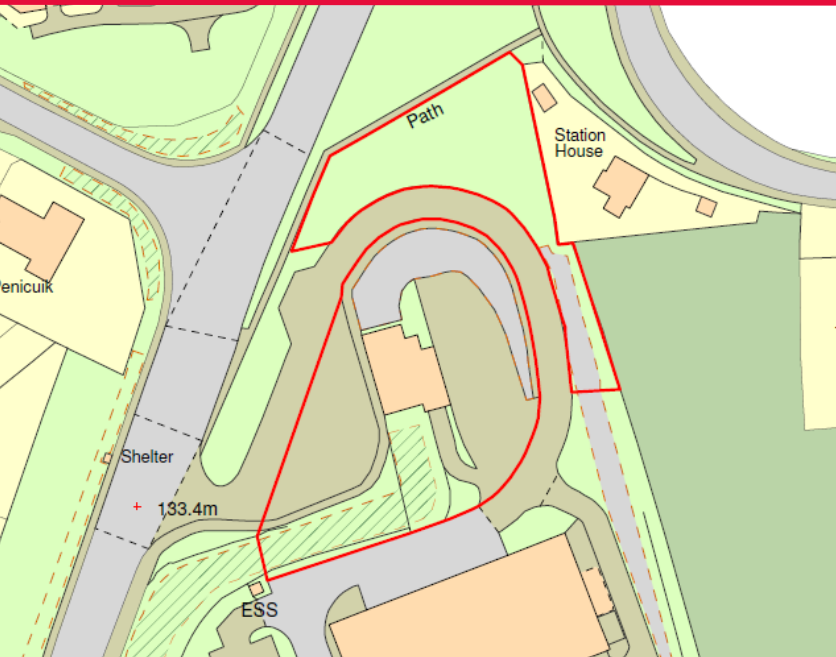


# The Old Station House, Top Station Road, Brackley, NN13 7UG

Café/Retail/Warehouse/Container Storage/Development Land - 1.13 Acres

Offers invited in excess of £600,000



| Site Area  | Premises Sq Ft | Premises Sq M | Freehold                     | Premises Rateable Value | EPC     |
|------------|----------------|---------------|------------------------------|-------------------------|---------|
| 1.13 Acres | 2,919          | 271.14        | Offers in Excess of £600,000 | £25,500                 | E - 111 |

### Location

Brackley Central was a railway station on the former Great Central Main Line which ran from Manchester Piccadilly to London Marylebone. The station opened on 15 March 1899 and was part of Lord Beeching's Axe closing to all traffic on 5 September 1966.

The property is located prominently on Northampton Road/Burwell Hill in Brackley, 0.4 miles from the M40-M1 Silverstone A43 dual carriageway link. The site fronts Top Station Yard which includes Aston Martins current F1 Wind tunnel and other industrial and office users.

The surrounding area has recently undergone substantial residential and commercial development which includes over 2,000 new houses, a new Sainsbury's superstore and new health center.

### Description

The main property occupies a site of circa 1.13 acres and includes a prominently situated and distinctive café/retail building with a large car parking display area; a separate storage/warehouse and also 2 sites – one recently used for a container storage area (circa 30 containers) and a further greenfield site suitable for a small industrial unit subject to the usual planning consents and building regulations.

### Terms & VAT

The premises are available freehold with offers invited over £600,000. This is subject to contract. We are advised that VAT will be payable in addition to the purchase price.

### Services

We understand all mains services are connected to the premises, excluding gas. None of these services have however been tested by the agents.

### Accommodation

The approximate net internal areas of the building/external areas are as follows: -

| Floor                              | Sq Ft        | Sq M          |
|------------------------------------|--------------|---------------|
| Café/Retail Area                   | 1,534        | 142.53        |
| Warehouse/Store                    | 1,384        | 128.61        |
| <b>Total</b>                       | <b>2,919</b> | <b>271.14</b> |
| <b>Set on a site of 1.13 Acres</b> |              |               |

### Rates

The 2023 rateable value for the premises is £25,500. Further information is available from both the local authority and White Commercial Surveyors.

### Viewing and further information

Please contact Chris White & Harvey White

Email: [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk) and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

[www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) | 01295 271000

### 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. January 2024.