



PROMINENT RETAIL UNIT

16 MARKET SQUARE, BUCKINGHAM, MK18 1NW

- Prime Market Square location
- Attractive Grade II listed building
- Large basement storage
- Suitable for a range of commercial uses (subject to obtaining relevant planning permissions)

£25,000 P.A.X. | 2,254 sq ft (209.43 sq m)

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BROWN & CO

LOCATION

Buckingham is a thriving and historic market town situated approximately 20 miles north-east of Oxford, serving a wide catchment area across North Buckinghamshire, South Northamptonshire and West Milton Keynes.

The town benefits from a strong mix of independent retailers, national occupiers, cafés, restaurants and professional services, creating a vibrant commercial environment and attracting consistent visitor and shopper activity throughout the year. The property occupies a prominent position within Market Square, Buckingham's principal retail and commercial centre, benefiting from excellent visibility and high levels of pedestrian footfall.

Buckingham is also well connected by road, with convenient access to both the M40 motorway (Junction 9, Bicester) and the M1 motorway (Junction 15A, Northampton), providing excellent links to Oxford, Milton Keynes, Northampton, London and the wider Midlands. This highly accessible and well-established trading location makes the property suitable for a wide range of retail, leisure, beauty, wellness and professional service occupiers.

DESCRIPTION

The accommodation comprises an attractive ground floor retail unit arranged over two distinct sales areas. The front retail section opens directly onto Market Square, benefiting from excellent exposure and display potential. The second raised retail area accessed via a short flight of stairs. This section enjoys excellent natural light from an attractive bay window overlooking the square and provides a unique and flexible trading space.

Additional ancillary accommodation includes a useful rear storeroom and a dry basement suitable for stock storage. Externally, the property benefits from a small, enclosed courtyard providing practical space for refuse storage and other ancillary uses.

ACCOMMODATION

The property has the following (approximate) net internal floor area.

Description	Sqft	Sqm
Shop Floor	1,331	123.65
Back Store Room	518	48.17
Cellar	405	37.61
Total NIA	2,254	209.43

SERVICES

Mains electricity, water and drainage is connected. We have not carried out tests and interested parties should arrange their own tests.

IMPORTANT NOTICES

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BUSINESS RATES

Business rates will be the responsibility of the occupier. The Rateable value is £30,000 and we have estimated that the rates payable will be £12,960 per annum.

LEASE & RENTAL TERMS

The retail space is available on a new fully repairing and insuring lease for a term to be agreed by negotiation at a rental of £25,000 per annum.

EPC

The property has an EPC rating of C.

VAT

We understand that VAT is applicable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

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