

NEW RESTAURANT/CAFE OPPORTUNITY
IN LANDMARK BUILDING
BRACKLEY TOWN HALL
NORTHAMPTONSHIRE



LANDMARK OPPORTUNITY

Your chance to become a landmark at the heart of Brackley.

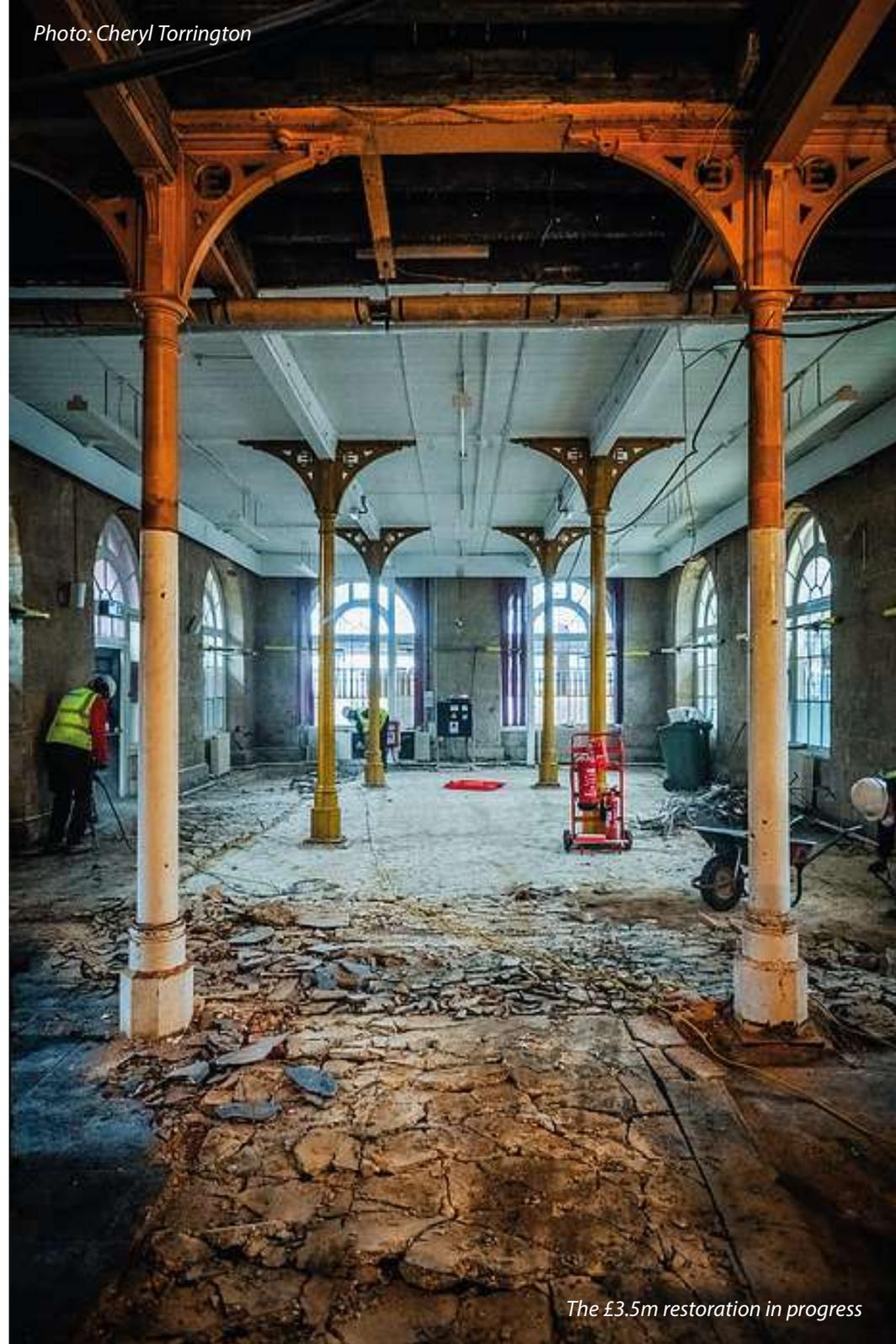
The beautiful Georgian Town Hall in Brackley has undergone a painstaking £3.5m restoration. After nearly two years of works, a high quality tenant is sought to occupy the ground floor of the landmark building and anchor the economic and social life of the town centre. Further information is available on the project website: www.brackleytownhall.org.uk

The Town Hall was built by Scroop Egerton, Earl of Bridgewater and Lord of the Manor of Brackley in 1704-07. The architect for the building remains a mystery but there are tantalising links in its neo-classical details to Wren and Hawksmoor who were busy in the area.

Brackley has a population of over 14,500 with an additional catchment population of over 10,000.

Today, Brackley is home to numerous tech and professional service companies. Most notably, 400 metres down the hill, Brackley is home to the multiple World Championship winning Mercedes AMG Petronas Formula 1 team employing 700 people working in shifts 24 hours a day, seven days a week on design, development and manufacturing. As well as being only 10km from Silverstone.

The Town Hall has been at the centre of life for this bustling market town and its large rural hinterland for over 300 years; this is your chance to be part of the next chapter in its story.



The £3.5m restoration in progress

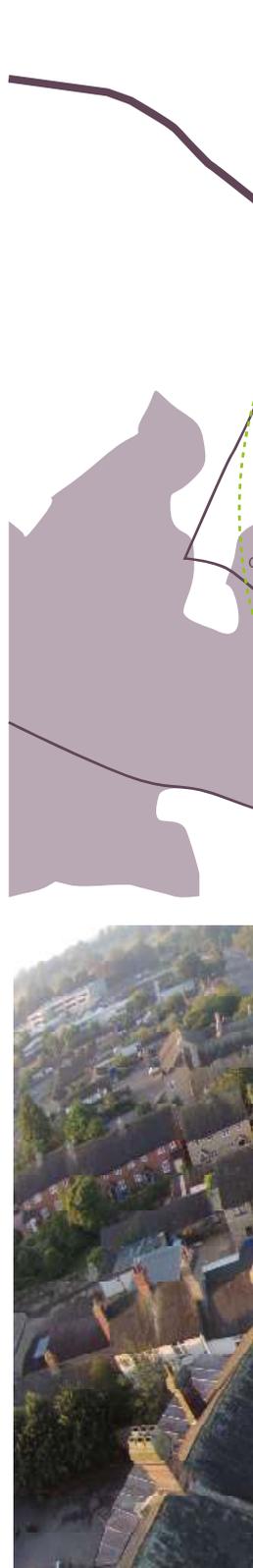




Photo: Fly High Media

Photo: Cheryl Torrington



The Town Hall is often at the centre of events such as the Charter Fair, Festival of Motorcycling and the Christsmas Light switch on

AT THE HEART OF A THRIVING MARKET TOWN

With its iconic bell tower above the roof tops the Town Hall occupies a central location within the market square of the town.

Prior to closure for restoration, around 20,000 people visited the building each year, providing an established customer base

The town centre benefits from a mixture of national multiples and high quality independents including Waitrose and The Old Book Shop.

400m from Mercedes AMG Petronas and other major tech employers

The town has good car parking adjacent to the property.

1 minute's walk from Winchester House prep and pre-prep school and 1 minutes walk from Magdalen College School

10km (6 miles) from Silverstone, home of the British Grand Prix and numerous other prestige events

ABOUT THE SPACE

Available from second half of 2018

Occupying most of the ground floor with footfall on all four sides of the building

Access from the Piazza to the north or from a new terrace to the south

Approximately 130sqm (1400sqft)

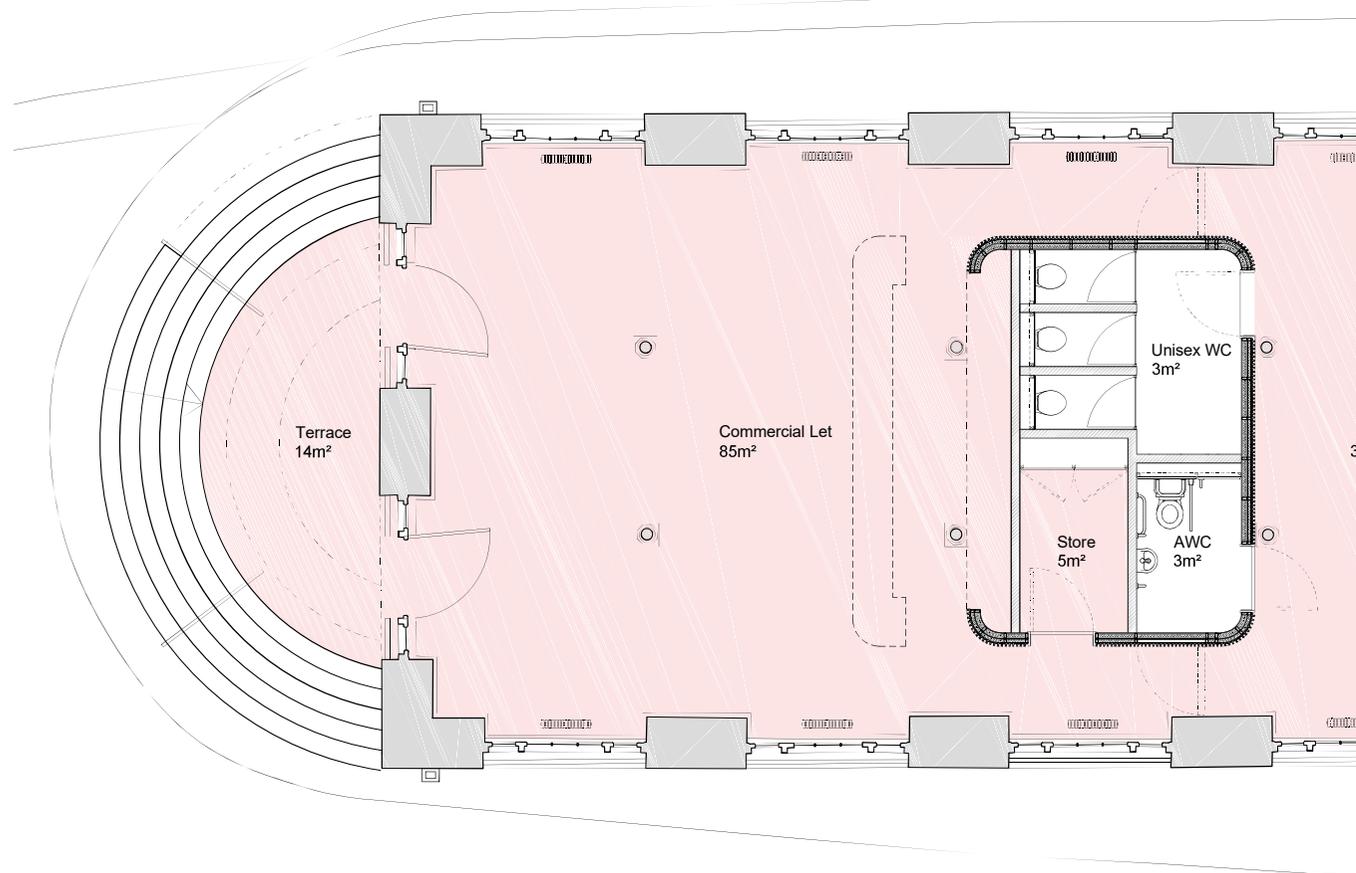
Space for around 50-60 internal covers and 16 external covers on the new terrace

Potential for additional external covers on the Piazza to the north

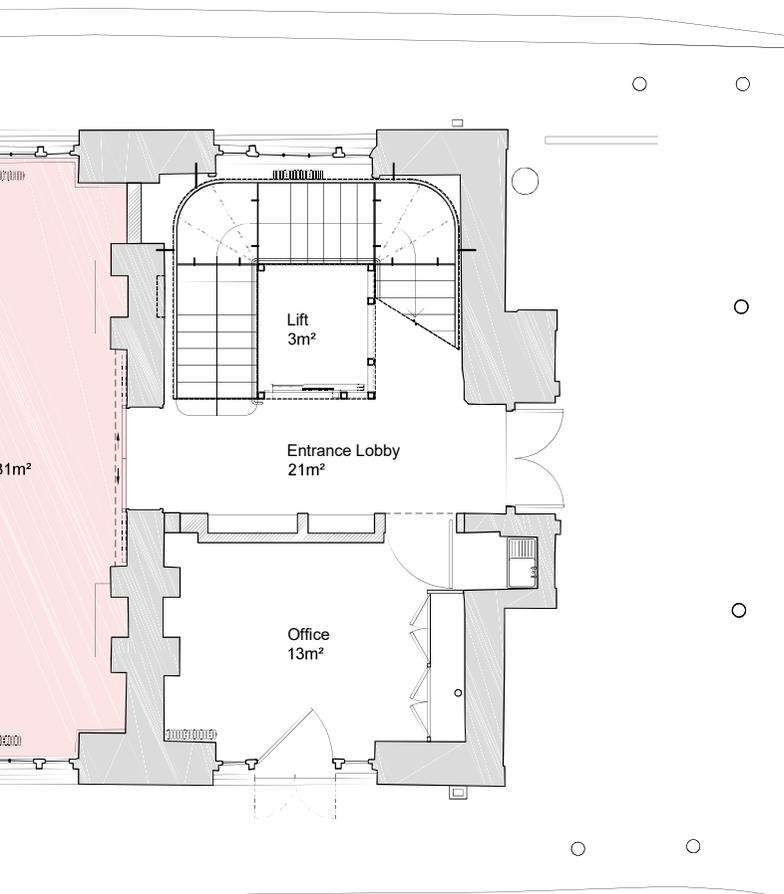
A new Town Council office at ground floor, community space licensed for weddings at first floor and boutique self-catering holiday accommodation in the attic generating significant footfall and commercial opportunity

Base fit out will include a new integrated kitchen, servery, storage and WCs

Mains water, electricity, gas and drainage will be connected.



Market Place



T E R M S

The unit is available by way of a new 10 year full repairing and insuring lease outside the provision of the Landlord and Tenant Act 1954.

The Council is seeking a rent of at least £20,000pa exclusive payable quarterly in advance.

The unit benefits from A3 planning permission and is suitable for a restaurant/cafe., opening hours to be determined.

The tenant will be liable for business rates which will be reassessed at completion of the restoration project.

A new EPC will be provided at completion of the restoration project.

Service charge.

Expressions of interest are sought, which will be followed by a best bids selection process. Further details are available on request.

FURTHER INFORMATION

www.brackleytownhall.org.uk

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