



6 Kingsbury, Aylesbury, Bucks, HP20 2HT



Christopher Pallet
Professional advice since 1973

6 Kingsbury
Aylesbury
Bucks
HP20 2HT

Guide Price £325,000
Freehold

A Centrally located shop and upper parts suitable for a range of uses.

This Freehold Shop in a good secondary position adjoining Lloyds Bank xx yards from the Market Square in the centre of Aylesbury. Kingsbury is a part pedestrianised square with a good mix of traders.

The shop has an internal frontage of 4.7m (15ft 6ins) and a gross internal area of 54sqm (581 sq. ft.) There are two floors of offices/staff/ storage/ cloakroom accommodation over with scope subject to planning for reversion to the original residential use or these upper parts are ideal, together with the shop for such uses as financial services/restaurant/beauty clinic. Total floor area 140 sq. m. (1507 sq. ft.) Other close by traders include Subway, Nationwide, Greggs and TUI



LOCATION

Aylesbury is the County Town of Buckinghamshire with a fast expanding population. It has a comprehensive shopping offer with less vacant town centre shop units than many towns. There is a varied leisure offer including the Landmark Waterside Theatre. Aylesbury Station has regular services to London taking one hour. The town is popular due to its very successful Grammar Schools.

AREAS

Please see the plan for the layout and areas. There is an electrical security grille. In the shop there are air conditioning units installed by the previous tenant so they are included without testing. There are fire and security systems installed all included as seen without testing or warranty. Over recent years the upper floors have been neglected and some maintenance and decorating is required generally.



A Freehold Shop with two floors
above in an excellent location
in this popular market town

PLANNING

The Planning Permission appears to date from 1993 when a change of use to mixed use of retail and amusement centre was approved with conditions (93/1531/APP). a copy of this document is held by the Agent.

A planning application has been submitted for class E use (shops, offices, clinics, restaurants (takeaways are a separate not covered by class E)

Applicants will need to satisfy themselves as to whether their proposed use is allowed.

RATEABLE VALUE

The rateable value is £15,000 as obtained from the VOA website. Applicants should check the listing before offering on the property.

EPC

The EPC rating is E. The Agents have the documentation

VIEWING

The Agent holds the keys for accompanied viewing on weekdays. A few days notice may be required.. The commercial office direct line is 01296 625008.



Directions

In Aylesbury Market Square look for Lloyds bank at the top. walk passed Lloyds into Kingsbury and the shop is next to it.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

The Commercial EPC Rating for this property is: 119 - Band E

Viewing and Contact Details

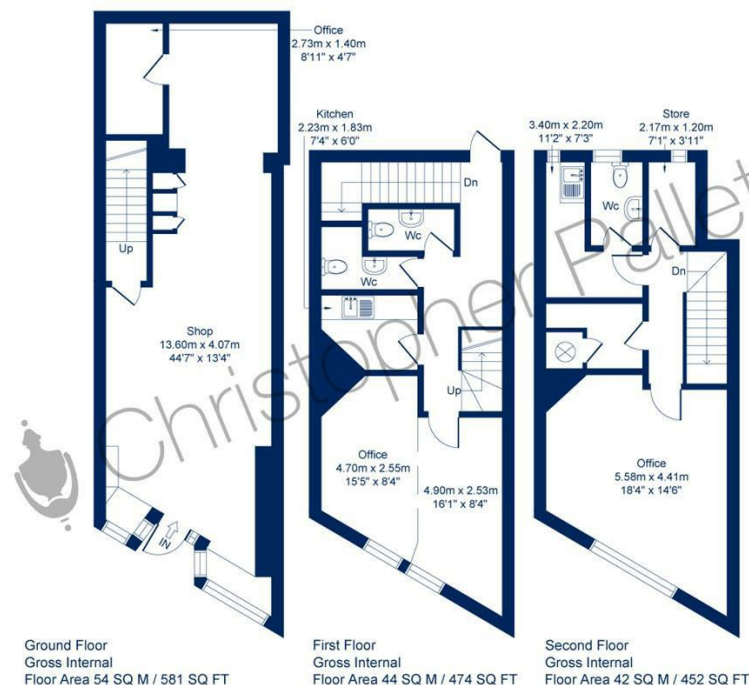


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6 Kingsbury, Aylesbury, HP20 2HT
Total Approx. Floor Area 1507 sq.ft / 140 sq.m



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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