



25 Rickfords Hill, Aylesbury, Bucks, HP20 2RT

25 Rickfords Hill  
Aylesbury  
Bucks  
HP20 2RT

Guide Price £370,000  
Freehold

A PRESTIGIOUS PERIOD BUILDING IN THE HEART OF AYLESBURY USED FOR MANY YEARS AS SOLICITORS OFFICES.

The office floor area is about 1965 sq ft useable office space; 201 sq ft filing and 113 sq ft cellar. There are a number of period fireplaces and other features. Unusually there is parking for two vehicles.

Alternative uses within the same use class (E) are Clinics, shops and restaurants. the property could be converted to become a fine house or flats but Planning Permission for these uses would be required.

The previous tenants also occupied the adjoining property 27 Rickfords Hill. The two buildings currently intercommunicate. A purchaser will be required to infill the doorways as a condition of purchase. 27 Rickfords Hill is in different ownership but is also on the market so both buildings could be purchased if required.



#### LOCATION

The building is right in the centre of the town where the attractive period buildings of the old town are adjacent the modern Friars Square development. Thus this location is convenient for town centre users with a car park in Friars Square. The railway station with regular services to London Marylebone is within a few hundred yards.

Aylesbury is the fast expanding County Town of Bucks. There is a varied shopping offer. Unlike many towns there are very few empty shops. There are excellent leisure facilities including the Landmark Waterside Theatre.

#### ACCOMMODATION

Please see the floor plan for the layout of the rooms. it will be noted there are two significant rooms which have been divided temporarily to suit the former occupiers space requirements. These could be reinstated. There is an Ideal Mexico gas boiler in the cellar with radiators throughout. Noteworthy period features are the substantial front door with its fanlight having three leaded rings; several individual fireplaces; two bays to the rear; several arched niches and picture rails skirtings and architraves in places.



## Period Offices for occupation or investment

### PLANNING

The property is Listed Grade 2. It has been used for many years as offices which is use class E. Other uses permitted under this class are shops, clinics,, restaurants (not hot food take away), Day Nurseries, Light Industrial. Applicants should take advice on their proposed use.

Whilst the property was built as a house and would make a fine town house, planning and building regulation permission would be required to change the use to residential since permitted development right do not apply to Listed Buildings.

### RATEABLE VALUE

The previous occupiers also occupied 27 Rickfords Hill adjoining. The current rateable value is for both properties combined. Therefore the rateable value will need to be reassessed.

### EPC

The EPC has been ordered and will be uploaded when received

### METHOD OF SALE

The property is offered for sale with vacant possession as seen with a guide price of £370,000

### VIEWING

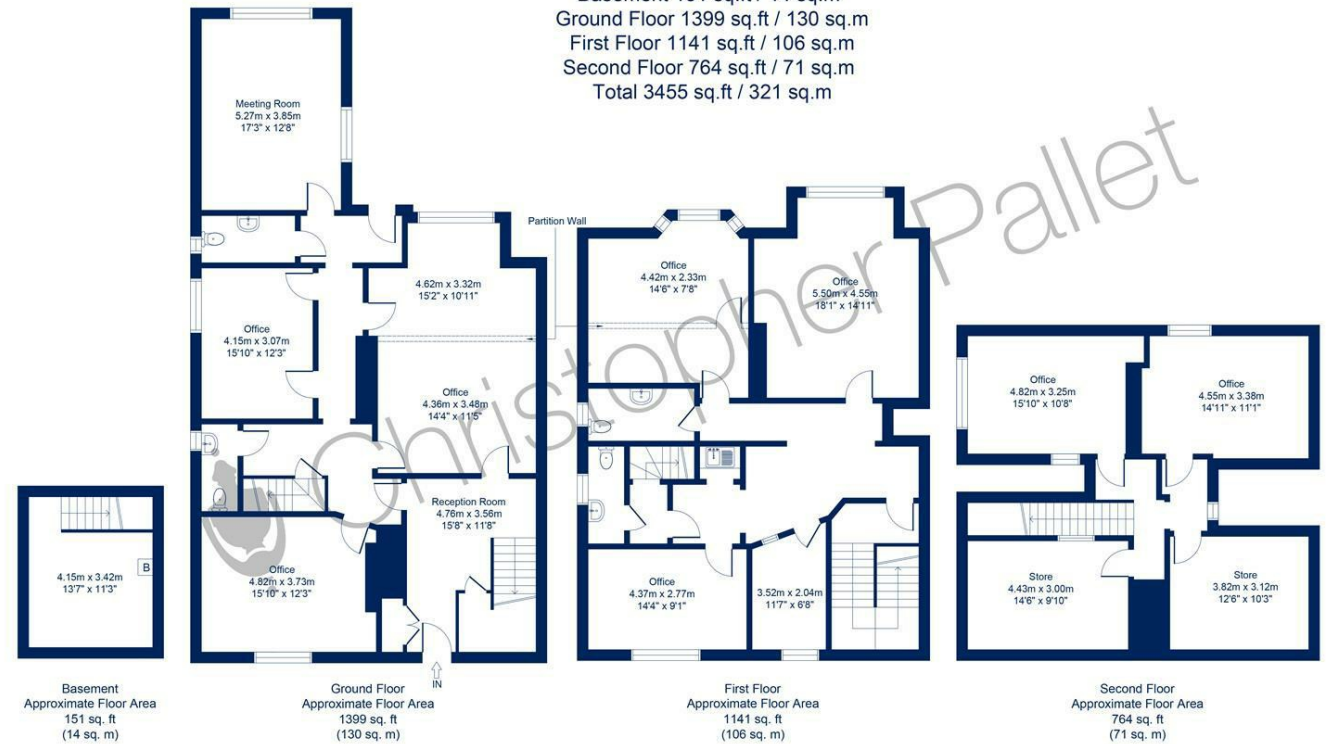
By confirmed appointment with the agent 01296 625008 who holds the keys. Christopher J Pallet FRICS acts for the vendors.

## Directions

From the Market Square in the centre of Aylesbury take Market Street at the top of the Square. This leads into Bourbon Street. Walk one hundred yards to the end and the property is in front of you.

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.

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Approximate Gross Internal Area  
Basement 151 sq.ft / 14 sq.m  
Ground Floor 1399 sq.ft / 130 sq.m  
First Floor 1141 sq.ft / 106 sq.m  
Second Floor 764 sq.ft / 71 sq.m  
Total 3455 sq.ft / 321 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.

## Viewing and Contact Details



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**Christopher Pallet**

Professional advice since 1973