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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Aylesbury
ASKING PRICE £325,000

Aylesbury

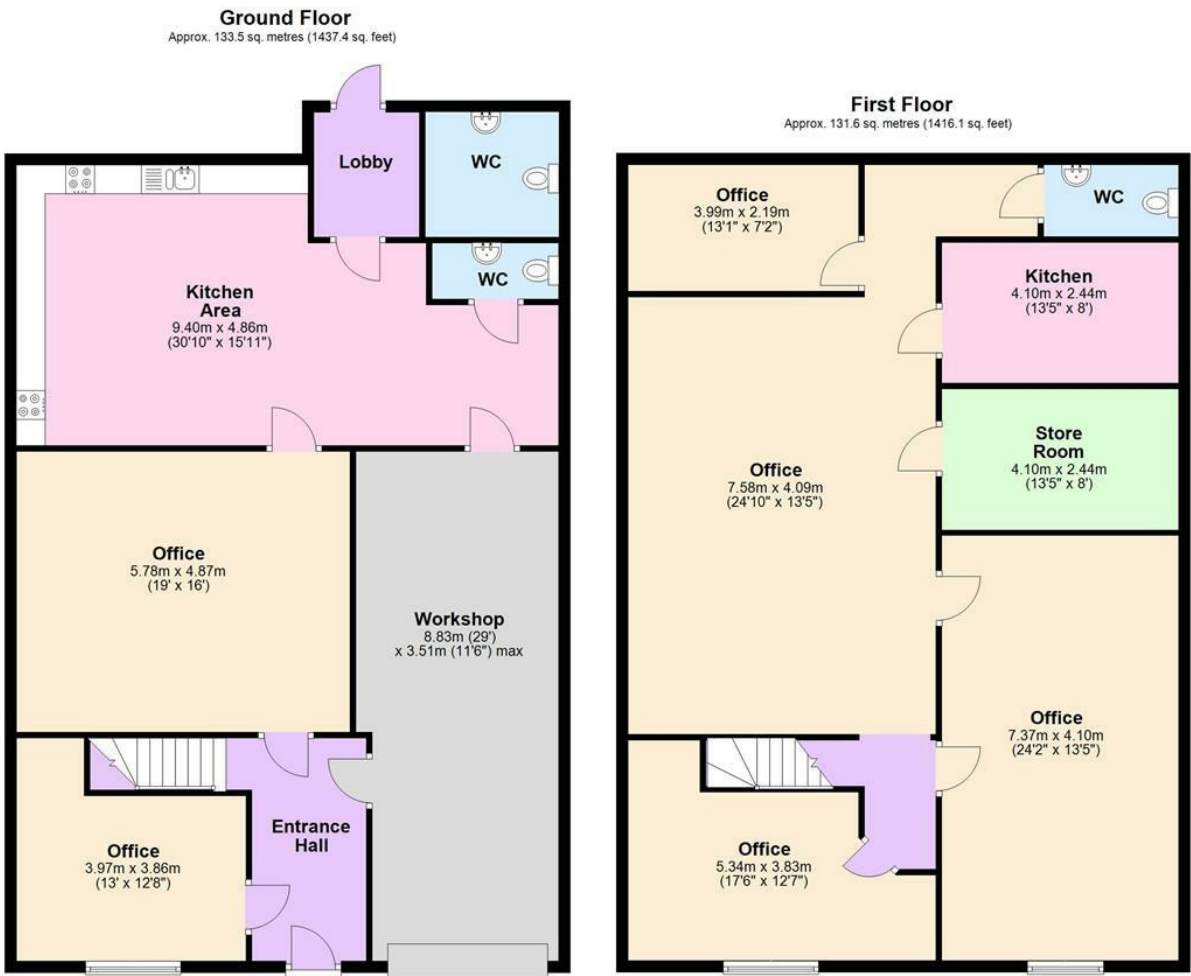
ASKING PRICE

£325,000

A rare chance to purchase an excellently located commercial unit close to the town centre and station of central Aylesbury with the benefit of ample parking to the front and a flexible layout representing an excellent investment opportunity.



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Total area: approx. 265.1 sq. metres (2853.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





A rare chance to purchase a warehouse unit with a number of offices and wc facilities and kitchen facilities on both floors.



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Ground Floor

The current layout of the ground floor has a private and enclosed office overlooking the front parking area and a door from the entrance hall opening to a work shop which has an up and over roller door to the front. Moving through the entrance hall there is a large board room area which opens to a dedicated kitchen/dining area. At the rear of the property is a lobby area with fire door opening to the outside a door opening to a disabled cloakroom. There is a second cloakroom as well.

First Floor

The landing area of the first floor has doors opening to two offices both overlooking the front and opens to a second board room area. There is a store room to one side, a kitchen area and a third first floor office area at the rear. A first floor cloakroom completes this level.

Current Lease/ Tenants

The Current tenancy is in place until July 2028. They will be paying a rate of £23,000 per annum from the 1st September 2024.

The Location

An extensive range of shops, restaurants and leisure facilities are available within walking distance.

Aylesbury station provides regular and direct services towards London Marylebone with a fastest journey time of approximately 1 hour.

The nearby A41 provides direct access towards both the M25 and M40 motorways.

Vale Park is within walking distance to the east.

Stoke Mandeville Hospital is approximately 1.8 miles away to the south east.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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