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**FIELDS**

commercial property  
land and new homes

# For Sale

17 Fort End, Haddenham, Aylesbury, HP17 8EJ



**Freehold Retail / Residential Investment Including 2 Bedroom Flat  
Within Walking Distance Of Mainline Station**

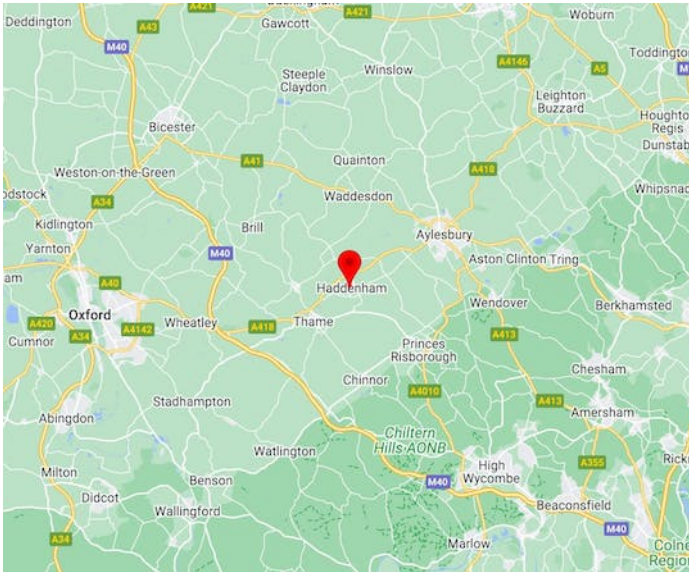
**Size: 1,173 Sq Ft**

**Price: Price On Application**

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.  
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## Features:

- Retail & residential investment approx. 1,173 Sq ft GIA
- Total income £17,940 per annum
- Includes separately accessible 2 bedroom flat
- Walking distance mainline station in popular village

EPC - E (47)

## Location

The property is within walking distance of Haddenham and Thame Parkway station. Haddenham is a large village in Buckinghamshire near the border with Oxfordshire. Thame 3 miles, Aylesbury 6 miles, M40 motorway Jct 7 8 miles, and Oxford 16 miles.

## Description

A freehold retail and residential investment measuring approx. 1,173 Sq ft GIA comprising an end terrace building with ground floor bakery shop and independently accessed first floor 2 bedroom flat.

The property has white rendered elevations under a slate roof, with large bay shop window and entrance facing Fort End, an attractive part of the village. The residential entrance is approached from Fern Lane, with private walled and gated access to a small courtyard with stairs leading up to the flat.

The shop is let to the Cottage Bakery until April 2025, and the flat is let on an AST.

## Rates

The property is within the Aylesbury Vale rating area.

Shop

Rateable value £8,500 | Rates payable £4,241

Business rates relief may be obtained up to 100%.

Please request further details.

The flat falls within Band A for council tax, £1,422 per annum.

## Terms

Freehold

Price on Application

Rentals

Total rental income for the bakery and flat £17,940 per annum.

Shop £9,250 per annum plus VAT

Flat £8,690 per annum (no VAT)

## Viewings

By appointment with Fields

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