

# PERRY HOLT

PROPERTY CONSULTANTS

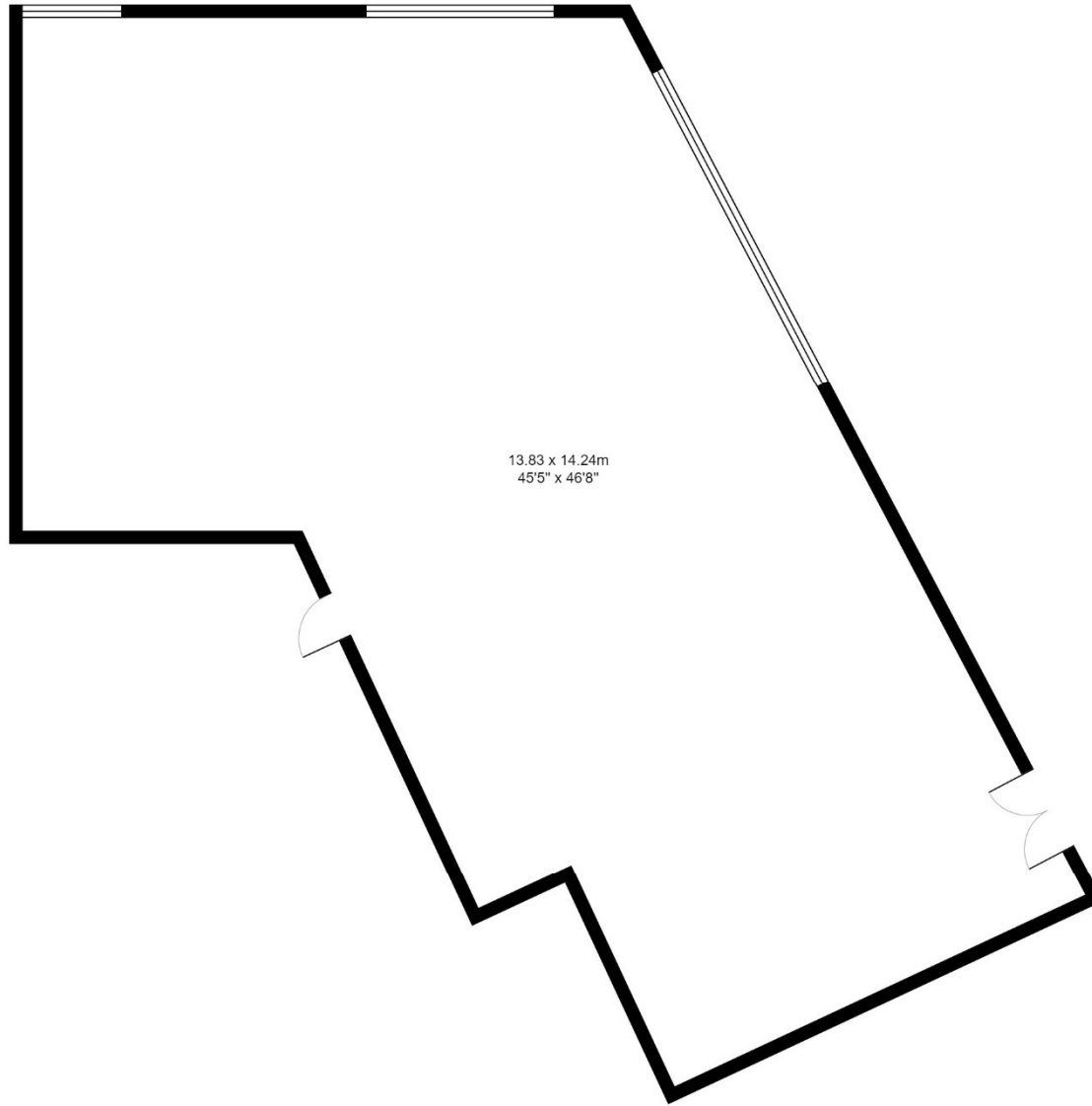
## FOR SALE

Corner ground floor commercial unit

Approximately 2,100 sq ft with parking

Unit B, Ward Street, Weston Turville, Aylesbury,  
Buckinghamshire, HP22 3AP





13.83 x 14.24m  
45'5" x 46'8"

All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Approximately 2,100 sq ft GIA
- ✓ Shell and core with shop front fitted
- ✓ Excellent car parking with a total of 8 spaces
- ✓ Gas and electricity within the unit.

## LOCATION

Prominently located on Ward Street which is accessed via Kempster Way off Aston Clinton Road which leads to the A41 or Aylesbury Town Centre along with Aylesbury Train Station.

## VAT

We understand that VAT is payable on the purchase price.

## RATES

To be assessed

## DESCRIPTION

Recently constructed ground floor commercial unit fronting a new residential estate consisting of approximately 500 homes with Class E Use of approximately 2,100 sq ft GIA. Forming part of a mixed use development with 14 flats above. Benefitting from a total of 8 car parking spaces where there are 5 allocated to the front including 1 disabled and 3 employee spaces to the rear. The Unit is being sold as shell and core but has a fitted shop front and rear access with a slab to slab height of approximately 10.82 ft (3.29m)

Unit A is also available of approximately 3,400 sq ft and could be combined to give approximately 5,500 sq ft.

## PRICE

£600,000 for the 999 year long leasehold interest with a share of the freehold.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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