

Commercial Property For sale or To Let

Former Public House

The Green Man, 32 Market Square
Aylesbury, Buckinghamshire HP20 1TW



£550,000 / £3,500 PCM TEL. 01296 761 331
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LOCATION

Situated in the heart of Aylesbury town centre just a short walk from the London bound mainline train station which connects to London Marylebone in just under an hour. Aylesbury is situated between High Wycombe and Milton Keynes with good transport links to both. Well connected by road and rail Aylesbury is home to many commuters. As well having strong transport links the Garden Town of Aylesbury is surrounded by areas of outstanding beauty and is just

PROPERTY FEATURES

INVESTMENT
OPPORTUNITY
CONVERSION POTENTIAL
(STPP)
IN NEED OF
REFURBISHMENT
FORMER PUB
TOWN CENTRE LOCATION

a few miles from Combe Hill the highest viewpoint in the Chiltern Hills. The area benefits from many sought after and high achieving Schools, an array of recreational, leisure and shopping facilities. All of which helps to make Aylesbury an attractive proposition for property investors, and new and existing residents alike.



PROPERTY SUMMARY

Welcome to The Green Man, an iconic Grade II listed building with a rich history that echoes through the cobbled streets of Aylesbury's town centre. FOR SALE with FREEHOLD title or TO LET. Once a cherished public house thought to be frequented by renowned artists such as David Bowie and Motorhead's Lemmy, The Green Man now stands empty, awaiting its next chapter. Situated adjacent to the archway that led to the world-famous Friars Music Club, this historic gem offers a unique opportunity for renovation and repurposing. With its charming facade and four floors of potential, including a basement, bar area, and a two-bedroom apartment.

Whether envisioned as a residential dwelling, offices, retail space, or a revived pub or restaurant, this Grade II listed landmark is a testament to Aylesbury's vibrant past and a canvas for its future. With its prime location in the bustling town centre and proximity to the Exchange, The Green Man beckons to be restored to its former glory and reclaimed as a cornerstone of Aylesbury's cultural heritage. With a net internal area of 2,359.5sq.ft. (excluding basement), there is great potential for conversion. Situated opposite the entrance to Friars Square Shopping Centre and close to the entrance to Hale Leys Shopping Centre, The Green Man benefits from its prime location in the bustling town centre. It also enjoys proximity to the Exchange, an exciting new development featuring restaurants and amenity spaces such as Odeon Cinema, Nandos, Wagamama, Zizzi's and Wetherspoons. Don't miss this chance to restore and reimagine The Green Man and become part of its legendary legacy.

Under 0 **A+**

Net zero CO2

0-25 **A**

26-50 **B**

51-75 **C**
SAMPLE 71 **E**

101-125 **E**

126-150 **F**

Over 150 **G**



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

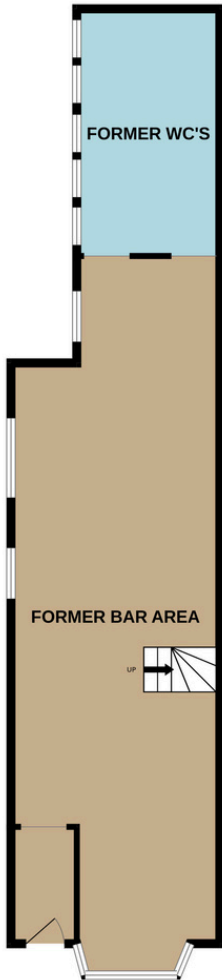
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

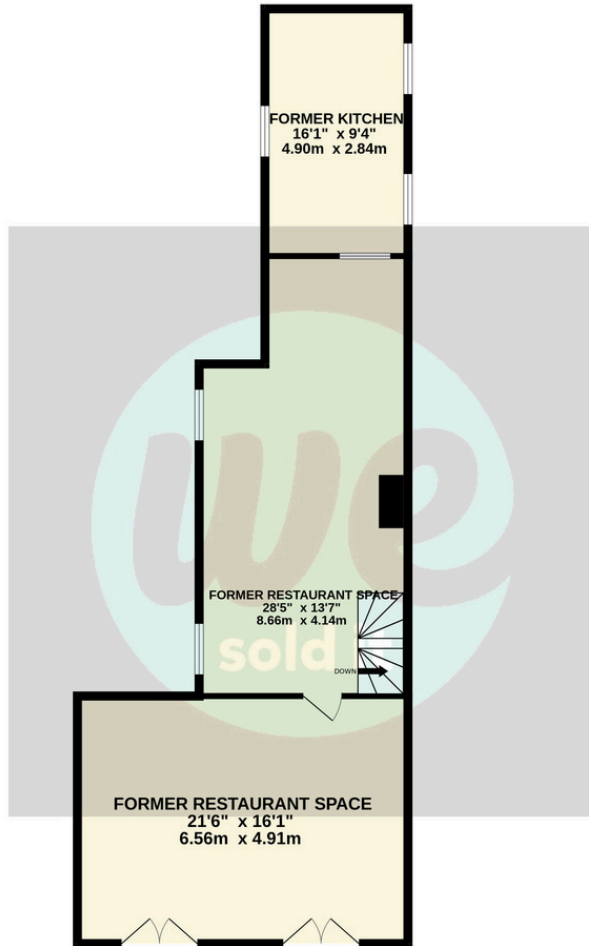
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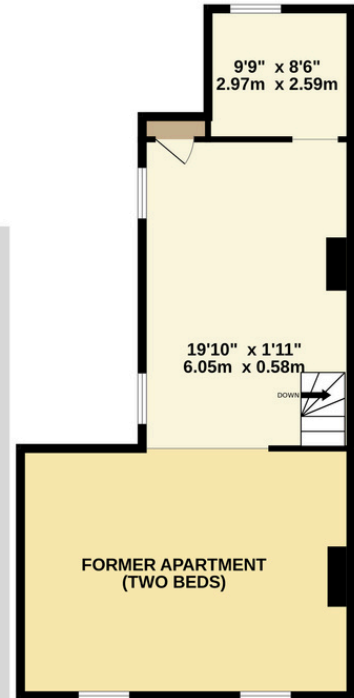
GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An approximated additional 357.50 sq ft of space is found in the basement, with approximately 6.4ft head clearance