

For Sale

>D KirkbyDiamond



**Unit A, Ward Street, Weston
Turville, Aylesbury,
Buckinghamshire,
HP22 3AP**

**Prominent Ground Floor
Commercial Unit**

**3,400 Sq. Ft
(315.86 Sq. M)**

- New build on housing development site
- 14 parking spaces
- Shell and core with fitted shop front
- Double glazed windows
- Suitable for a variety of uses

Location:

The property is 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.

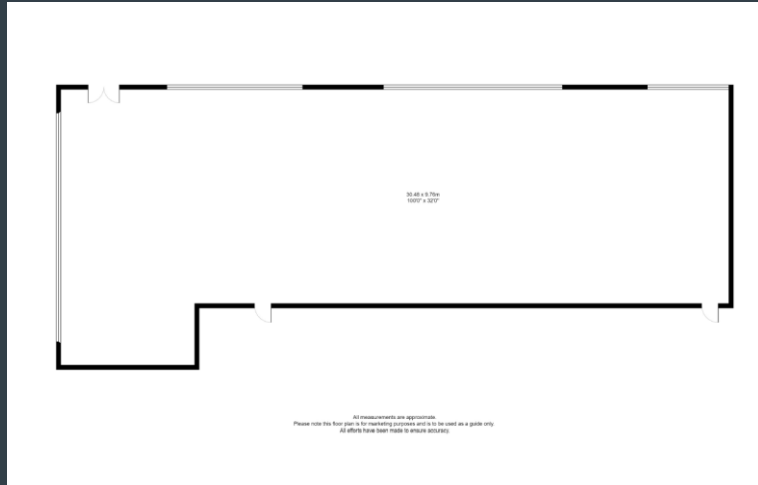
Description:

Recently constructed ground floor commercial unit with Class E use fronting a new residential estate consisting of approximately 500 homes. The building forms part of a mixed use development with 14 flats above. Benefitting from a total of 14 car parking spaces with 9 customer spaces to the front and 5 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 3.29m.

Unit B is also available of approximately 2,100 sq ft and could be combined to give approximately 5,500 sq ft.

Price:

£900,000 for the 999 year long leasehold interest with a share of the freehold.



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Accommodation:

The property has been measured on a gross internal basis in accordance with the RICS Property Measurements Standard 6th Edition.

| Accommodation | Sq Ft | Sq M |
|---------------|-------|--------|
| Ground Floor | 3,400 | 315.86 |

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates:

To be assessed

Viewings:

For further details please contact the joint agents:

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