

# For Sale



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

**Prominent Ground Floor  
Corner Commercial Unit**

**2,100 Sq. Ft  
(195.09 Sq. M)**

- New build on housing development site
- 8 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.

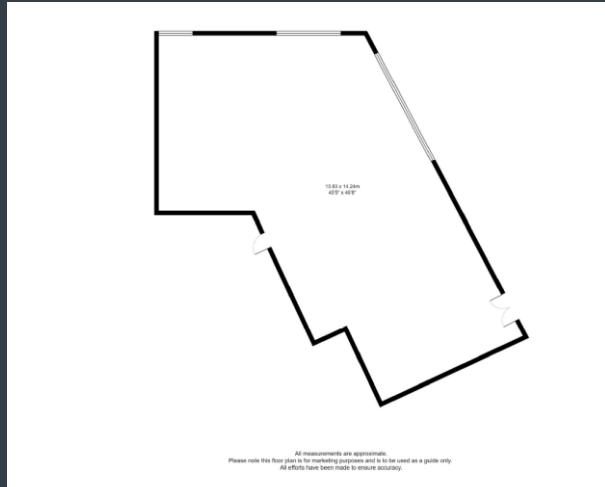
## Description:

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 8 car parking spaces with 5 customer spaces to the front 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 3.29m.

Unit B 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.



## DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

## Accommodation:

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

| Accommodation | Sq Ft | Sq M   |
|---------------|-------|--------|
| Ground Floor  | 2,100 | 195.09 |

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

## Business Rates:

To be assessed

## VAT:

We understand VAT is payable on the purchase price.

## Viewings:

For further details please contact the joint agents:

### Hugo Harding

07425 243317

[hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

### Matt Bowen

01727 222181

[Matthew.bowen@kirkbydiamond.co.uk](mailto:Matthew.bowen@kirkbydiamond.co.uk)

-or-

Perry Holt Property Consultants – 01923 239080

