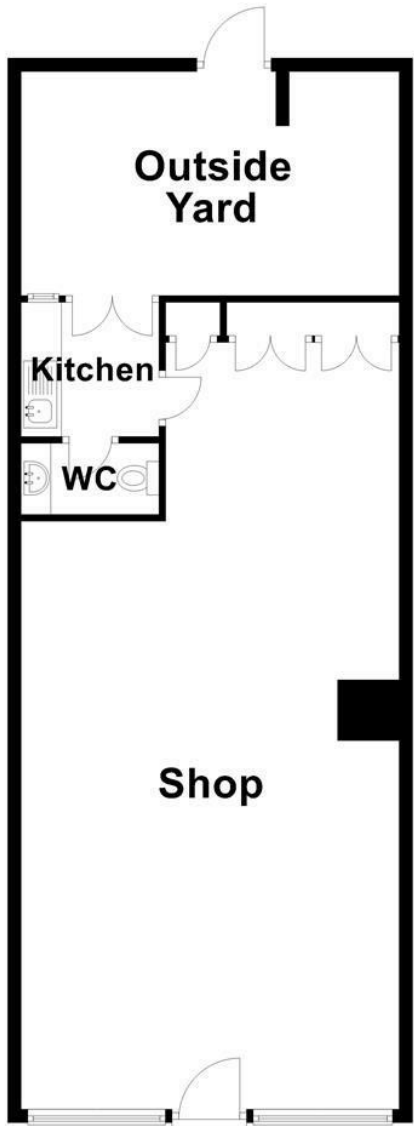


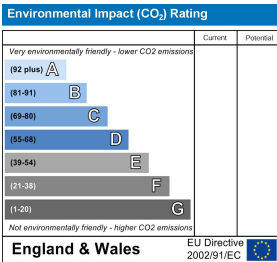
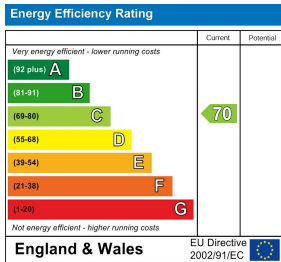


Ground Floor



Not to scale. For illustrative purposes only

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Unit 4 Watermead Centre, Lakeside,
Aylesbury, HP19 0FX



For Auction, Guide £120,000 to £140,000

** FOR SALE BY AUCTION ON WEDNESDAY 2nd JULY 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION **

**GUIDE PRICE £120,000 to £140,000 ** VIEWINGS BY APPOINTMENT **

This well presented commercial unit offers 715sq ft of internal space and is situated in the picturesque and attractive Lakeside Shopping Parade, in the sought after Watermead area. The unit offers a glass double frontage, shop floor area measuring 39'6 x 18'7 (to max) with wood flooring, suspended ceiling with recessed lighting, kitchen area and a cloakroom/WC. There is also rear access directly from the kitchen leading to a useful storage yard with metal gates leading out to a free parking area. The shopping parade includes access to a public square that directly overlooks Watermead Lake, providing a wonderful setting and good footfall. Most recently it has been used as florist and would be ideal for someone looking to run business of a similar nature. This could also be a great rental investment as it could generate up to £18,000 a year in rent with a Gross Yield of around 12 %. Offered with full vacant possession. Please call for more information.

Unit 4 Watermead Centre, Lakeside, Aylesbury, HP19 0FX

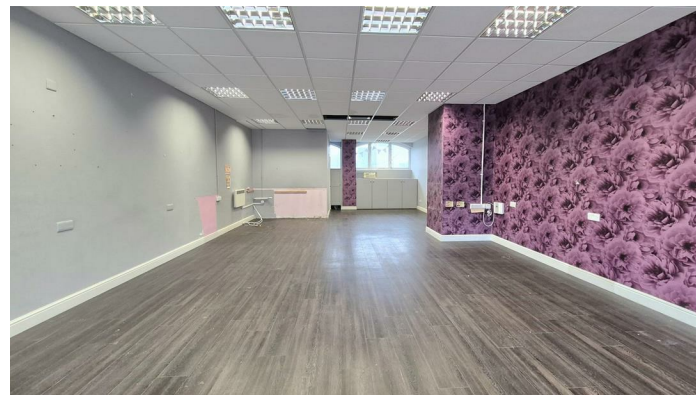
INSIDE



SHOP AREA

39'6 x 18'7

Features a glass frontage, suspended ceiling with fluorescent lighting, built in store cupboards, wood style flooring and multiple power outlets.



KITCHEN

6'9 x 6'7

Features fitted units, stainless steel sink unit, hot & cold water supply, door to WC and double doors to rear yard/access.



WC

6'9 x 3'6

Low level WC, sink unit with hot and cold water supply



REAR YARD

With easy access to rear, space for bin storage and leads to further free parking



PARKING

There is a large free car park for the use of business owners and patrons, with parking to front approach and to the rear.



LOCALITY

Situated in a horseshoe commercial development that overlooks the famous and picturesque Watermead Lake in a truly beautiful setting with a variety of local businesses and the local Village Hall close by



POTENTIAL USES

The premises has been operating as florist's with many other potential uses possible, including, dog groomer/pet supplier, Barbers, Gift shop, Convenience store, DIY store, Accountants, Beauty clinic, Nail bar and many other options.

EPC

67 C Commercial Rating

LEASE DETAILS

Term of 125 years from 29 September 1988 with approximately 88 years remaining.

The seller informs us there is a service charge of £300 PCM (£3600 PA) and an annual ground rent of £200. Please refer to the legal pack for clarification and confirmation.

SERVICES

No services or appliances have been tested

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £2400 (£2000 plus vat)

HOW TO GET THERE

From Aylesbury Shopping Park, travel along New Street to the A413, to the junction with Watermead, continue to the 1st roundabout and turn left, where you find the entrance to the Lakeside Shopping Parade on your left.



DOISA/1202SA10075

For further information on viewing call 01908 030127