



Independent Estate Agents

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BUCKINGHAM STREET, AYLESBURY

**FREEHOLD OF WHOLE
COMMERCIAL BUILDING
INCLUDING GROUND FLOOR
SHOP AND FOUR LARGE BRAND
NEWLY REFURBISHED OFFICES**

BRAND NEW FITTED KITCHEN

TWO PRIVATE PARKING SPACES

MEN'S AND WOMEN'S WC'S

AYLESBURY TOWN CENTRE

GAS CENTRAL HEATING

**EXCELLENT LOCATION IN BUSY
HIGH STREET LOCATION**



£420,000 FREEHOLD

This is the sale of a three storey commercial building comprising of a tenanted commercial unit on the ground floor paying generous offices which are currently vacant but are available to be let.

The office and related kitchens have been BRAND NEWLY REFURBISHED and are set over two floors with new laminate wood flooring throughout and enjoying the benefits of TWO PRIVATE PARKING SPACES, fitted kitchen with cooking facilities, gas heating and men's and women's W/Cs.

Situated in this sought after and busy location of Aylesbury Town Centre which is the County town of Buckinghamshire, close to the shopping centre, local restaurants and leisure facilities and also positioned between the M1 and M40.

Aylesbury also has a direct and frequent railway service directly into London Marylebone.

**GROUND FLOOR UNIT CURRENTLY RENTED
AT £1400 PER MONTH.**

**UPPER FLOOR OFFICE CURRENTLY ON
RENTAL MARKET AT £1000 PER MONTH.**



FULL DESCRIPTION

DOWNSTAIRS COMMERCIAL UNIT



OFFICE 1

20'2 x 10' (6.15M x 3.05M) 200 SQUARE FT

Three double panel radiators, laminate flooring and stripped lighting with a fan.



KITCHEN

8'0 x 5'3 (2.44m x 1.6m) 42.5 SQUARE FT

Wall units and base units with work surfacing areas sink and mixer tap. Cooking facilities. Laminate floor.



CLOAKROOM

Low flush W/C with sink unit.

FURTHER CLOAKROOM

Low flush W/C with sink unit.

OFFICE 2

16'0 x 10' 10 (4.88m x 3.3m) 176 SQUARE FT

Intercommunicating into office one but also accessible from the hallway. Double glazed window and double panel radiator.



OFFICE 3

10'6 x 15' 10 (3.2m x 4.83m) 168 SQUARE FT

Double glazed window to the side and rear and double panel radiator.



A second kitchenette with wall units and base units, sink and small storage cupboard.

STAIRS TO THE SECOND FLOOR

OFFICE 4

22'2 x 16'2 (6.76m x 4.93m) 362 SQUARE FT

Two offices converted into one, double glazed windows and double panel radiator.



LOCAL AUTHORITY

AYLESBURY VALE DISTRICT COUNCIL

RATEABLE VALUE OF OFFICES

£5800 PER ANNUM

RATEABLE VALUE OF GROUND FLOOR

£13,250 PER ANNUM

VIEWING

Strictly by appointment through Rennie & Co. Watford on (01923) 221265.

All statements contained in these particulars as to this property are made without responsibility on the part of Rennie & Co. or the vendors.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification documentation to comply with these regulations and we would ask for your co-operation and understanding to avoid any delay in agreeing the sale.