

Russell & Butler
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



West Street, Buckingham, MK18 1HL Freehold Asking Price £150,000

Retail Premises with Extensive Basement – Excellent Town Centre Location. This versatile retail premises offers an excellent opportunity for owner-occupiers, investors or entrepreneurs alike. The property comprises an attractive ground floor retail unit with a prominent shop frontage, complemented by a substantial basement providing valuable storage, display or ancillary business space. The flexible layout lends itself to a wide variety of commercial uses (subject to any necessary consents), making it an ideal choice for retailers, specialist traders or those seeking to establish a unique destination business. With its characterful layout and generous lower ground floor accommodation, the premises would be particularly well suited to a boutique wine merchant, delicatessen, artisan food retailer or other specialist independent business looking to capitalise on its proximity to the town centre and passing trade. AVAILABLE FOR SALE OR RENT at £14000 per annum.



TO LET
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Retail Frontage

26' 9" X 12' 11" (8.15m X 3.94m)

Good display frontage

Kitchenette

Sink unit and separate wc.

Basement

Independently accessed off a communal hallway.

Divided into two main areas.

Area 1

15' 8" X 10' 9" (4.78m X 3.28m)

Power and light connected.

Area 2

15' 8" X 10' 9" (4.78m X 3.28m)

Power and light connected.

Please Note

EPC Rating C

Length of lease 999 years from 2008. Service charge £121.47 per calendar month, ground Rent Nil.

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 80Mbps download and 20Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

Approximate total area⁽¹⁾

482 ft²
44.8 m²

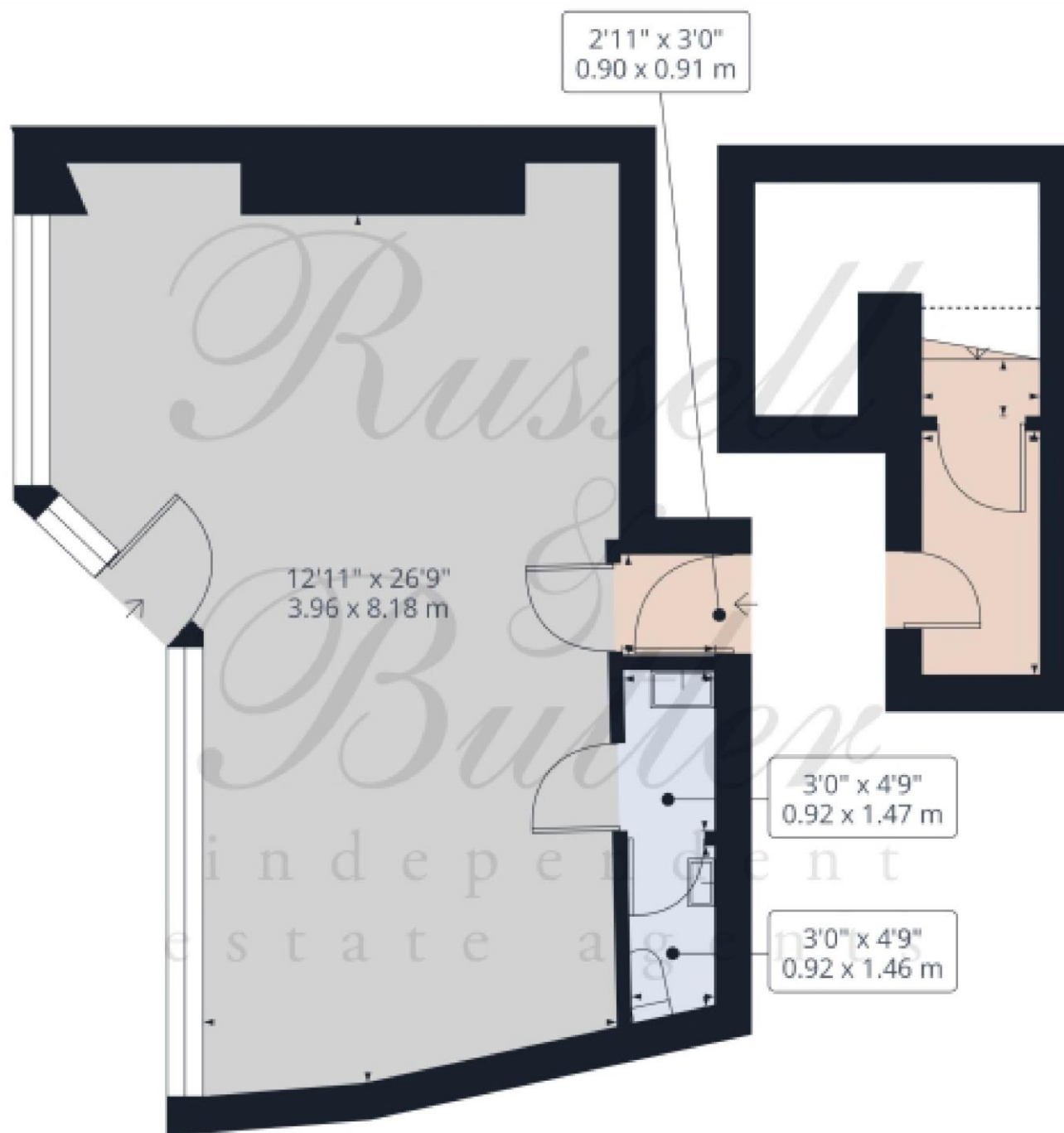
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

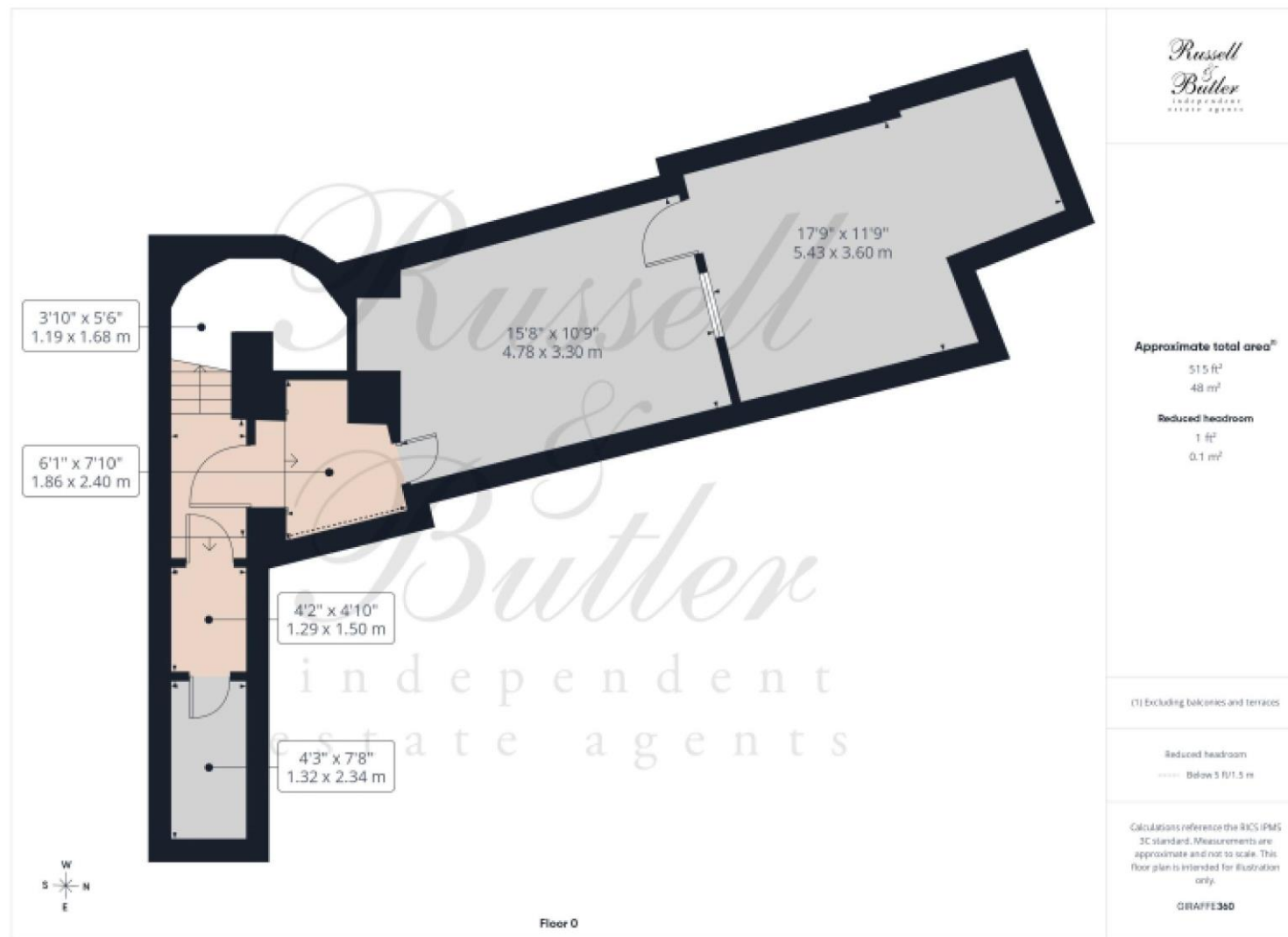
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFF350



Floor 1





All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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