



## 37 Jansel Square (Costa Investment)

Bedgrove, Aylesbury, HP21 7ET

### VALUABLE RETAIL INVESTMENT FOR SALE

**1,300 sq ft**  
(120.77 sq m)

- Tenants - Costa Coffee
- Other occupiers include Budgens, Martins the Newsagents, Banks, Restaurants, Bookmakers and a public House.
- Very busy neighbourhood shopping centre in densely populated residential area.
- 6 apartments above producing ground rent and management income
- Total income £37000 pa

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## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 1,300 sq ft   |
| <b>Price</b>          | Offers in excess of £650,000  |
| <b>Rateable Value</b> | £23,750   |
| <b>VAT</b>            | To be confirmed   |
| <b>Legal Fees</b>     | Each party to be responsible for their own legal costs involved in the transaction. |
| <b>EPC Rating</b>     | C (59)  |

## Description

Aylesbury investment: Unit let to Bristol Investments Ltd (t/as COSTA COFFEE). Bristol Investments Ltd (reg No: 04953192) commenced trading in 2003 & have taken 15 year FRI lease within the Act from 19.11.2017, subject to market value rent reviews at years 5 & 10 & tenant only break clause end of year 10, by giving 6 months written notice. Current Rental for the next 5 yrs is £33,250 pa. Ground rent from 6 apartments £1,350. Management Incomes £2400 pa. Total income of £37000 pa. Offers sought in excess of £650,000.

## Location

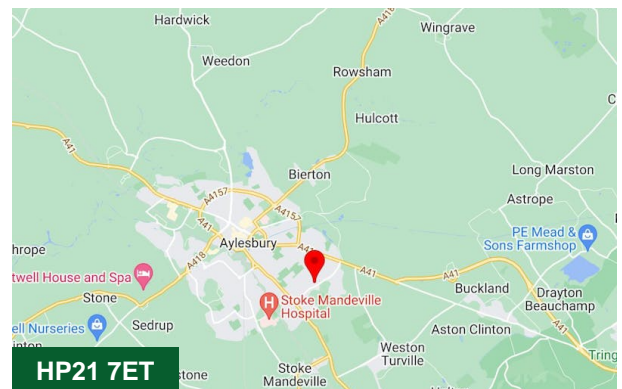
Bedgrove is one of the most popular neighbourhood shopping centres in Bucks due to location & ample parking, (free for 2 hours & £1 thereafter). Occupiers include Sainsbury, Dominoes & public house, with a petrol station adjacent. Aylesbury, is approx 44m NW of London, 23m from Oxford & 15m south of Milton Keynes. Located on the junction of A41, A413 & A418 providing easy access to M1, M40 & M25, in 20 mile radius. The town has a mainline railway station with direct line to London Marylebone with a journey time of approx 55 mins. Aylesbury is due for enormous expansion & will accommodate a population in the region of 80,000-100,000.

## Business Rates

£23,750.00

## EPC

C59



## Viewing & Further Information



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