



21a Buckingham Street (Investment)

Aylesbury, HP20 2LA

**VALUABLE MIXED
USE INVESTMENT -
AVAILABLE AS A
WHOLE OR IN PART**

9,219 sq ft
(856.47 sq m)

- 10 apartments fully let
- 3 ground floor retail units - fully let
- Town centre location
- Public car parking to the rear
- Prominent location adjacent to Sainsbury
- Offers in the region of £3.2 million for the whole, plus VAT on the commercial element

21a Buckingham Street (Investment), Aylesbury, HP20 2LA

Summary

Available Size	9,219 sq ft
Price	Offers in excess of £3,200,000 For the whole, subject to the various tenancies
Business Rates	Upon Enquiry
VAT	Applicable to the commercial element of the property
Legal Fees	Each party to bear their own costs
EPC Rating	A (17)

Description

This is a new development which has just reached practical completion and provides ground, first, second & third floor accommodation. The property is built to a very high standard by our clients and provides ten fitted apartments on the upper floors, some benefitting from balconies and terraces with views over Aylesbury and the Chiltern Hills. The ground floor provides three retail units. The commercial part of the property will be subject to VAT at the standard rate. See income and accommodation schedule for rentals.

Our clients would also consider disposing of the residential part separately on a new 999 year lease.

Location

The property is located in Aylesbury town centre adjacent to Sainsbury's & close to Friars Square & Hale Leys Shopping Centre, banks, restaurants & leisure facilities. Aylesbury is the County Town of Bucks, 44m NW of London 23m from Oxford & 15m south of Milton Keynes. It is situated on the junctions of A41, A413 & A418 with M40 M1 & M25 20 min drive. The town benefits from a direct rail system to London Marylebone with a journey time of 55 mins. Aylesbury has been awarded the Garden City status and is due for substantial development residentially and commercially throughout the next 10/15 yrs.

Accommodation

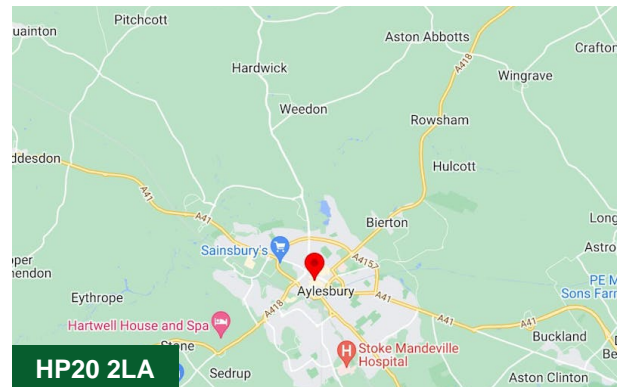
Name	Building Type	sq ft	sq m
Unit - A Bakers Mews - LET	Retail	450	41.81
Unit - B Bakers Mews - LET	Retail	780	72.46
Unit - 21A Buckingham Street - LET	Retail	1,542	143.26
1st - 3 x 1 bed and 1 x 2 bed flats- LET	Residential	2,696	250.47
2nd - 4 x 1 Bed Flats - LET	Residential	2,373	220.46
3rd - 2 x 1 bed flats - LET	Residential	1,378	128.02
Total		9,219	856.48

Business Rates

For further information regarding your Rates Payable please contact Buckinghamshire Council

EPC

A17



Viewing & Further Information



Alan Chandler

01296 398383 | 07831 372711

ac@chandlergarvey.com

21A Buckingham Street Income from retail

21A Buckingham Street	Let on a 10-year full repairing and insuring lease with 5 yearly upward only rent review at a rental of £35,000 PA
Unit A Baker Mews	Let on a 15-year full repairing and insuring lease with upward only rent reviews at the 5 th and 10 th years at a rental of £11,500 PA
Unit B Bakers Mews	Let on a 10-year full repairing and insuring lease with 5 yearly upward only rent review at a rental of £8,500 per annum.
TOTAL	£55,000

21A Buckingham Street Income from residential parts

	Type of Lease	From	To	PCM	PA
Flat 1	AST	31.05.2023	30.05.2024	£ 950.00	£11,400.00
Flat 2	AST	30.11.2020	29.11.2023	£ 925.00	£11,100.00
Flat 3	AST	30.06.2022	05.10.2024	£ 950.00	£10,800.00
Flat 4	AST	25.01.2021	24.01.2024	£1050.00	£12,600.00
Flat 5	AST	29.01.2021	28.01.2024	£ 900.00	£10,800.00
Flat 6	AST	07.02.2023	06.02.2024	£ 925.00	£11,100.00
Flat 7	AST	29.01.2021	28.01.2024	£ 900.00	£ 10,800.00
Flat 8	AST	28.02.2023	27.02.2024	£ 975.00	£11,700.00
Flat 9	AST	06.03.2023	05.03.2024	£1,100.00	£13,200.00
Flat 10	AST	16.12.2021	15.05.2024	£1,040.00	£12,480.00
TOTAL					£115,980.00

TOTAL INCOME PER ANNUM INCLUDING RETAIL & RESIDENTIAL	£170,980.00
--	--------------------