



REGENT HOUSE

13-15 George Street, Aylesbury, HP20 2HU

REFURBISHED BOUTIQUE STYLE OFFICE INVESTMENT

8,394 sq ft
(779.83 sq m)

- Investment Income of £240,000 per annum.
- Suspended ceilings, recessed LED lighting, air conditioning, perimeter trunking, carpeting.
- Set on the edge of Aylesbury's Old Town
- Close to shops and restaurants
- Good transport links; walking distance from railway and bus station
- New WC'S, shower and kitchenettes

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Summary

Available Size	8,394 sq ft
Price	£2,100,000
Rates Payable	£6 per sq ft
VAT	Applicable. VAT is applicable to the purchase price.
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	B (41)

Description

Regent House offers modern, office space in Aylesbury Town Centre, located on the edge of the conservation area. The property is located close to the town centre shops and train station.

The property has been comprehensively refurbished to provide high quality offices over ground, first and second floors with new carpeting, LED lighting, air conditioning, lift, shower facilities and kitchen facilities.

Regent House is available for sale as a whole. Price on application.

Investment

Various office suites let on flexible leases.

Annual income of £240,000 at 70% occupancy

Annual outgoings of £38,520

Net Annual income £201,480

If fully let, the income will be £380,000 per annum.

The second floor of 2,959 sq ft could also be sold on a long leasehold basis.

Location

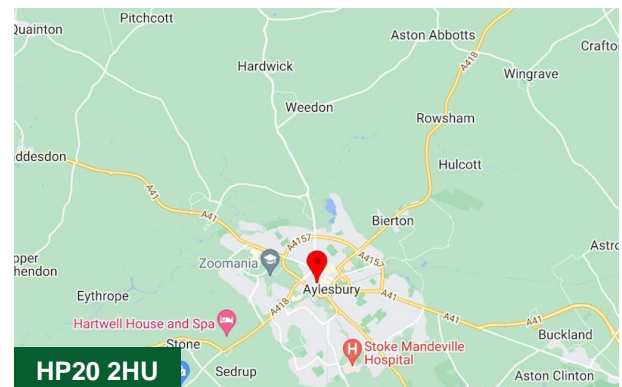
Aylesbury, is situated approx. 44 miles NW of London, 23 miles from Oxford & 15 miles south of Milton Keynes. Located on the junction of A41, A413 & A418 roads, providing easy access to M1, M40 & M25, all in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone in approx. 55 mins. Aylesbury is due for enormous expansion & will accommodate a population in the region of 80,000 to 100,000.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,583	239.97	Available
1st	2,852	264.96	Available
2nd	2,959	274.90	Available
Total	8,394	779.83	

EPC

B41



Viewing & Further Information

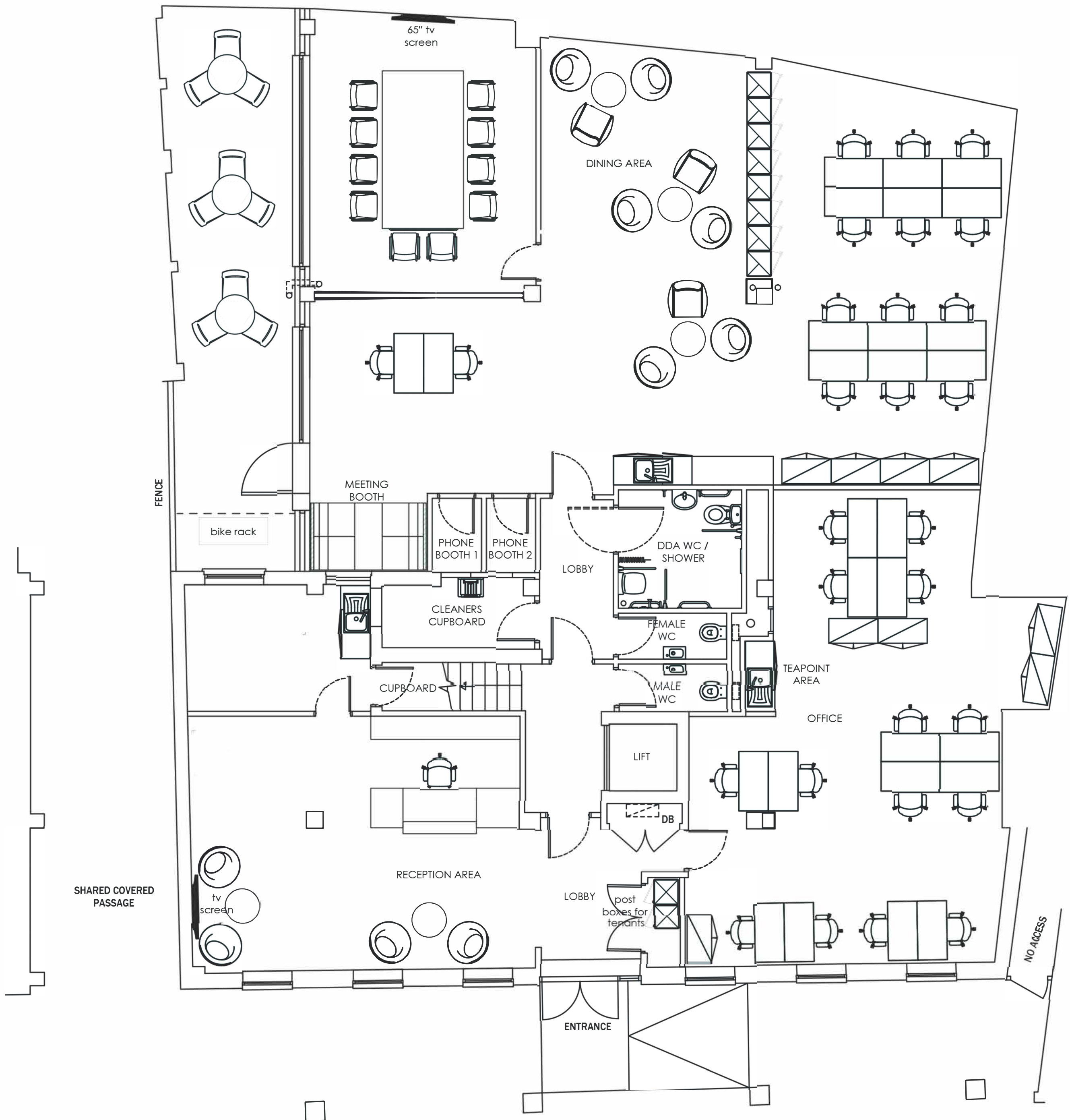


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Regent House



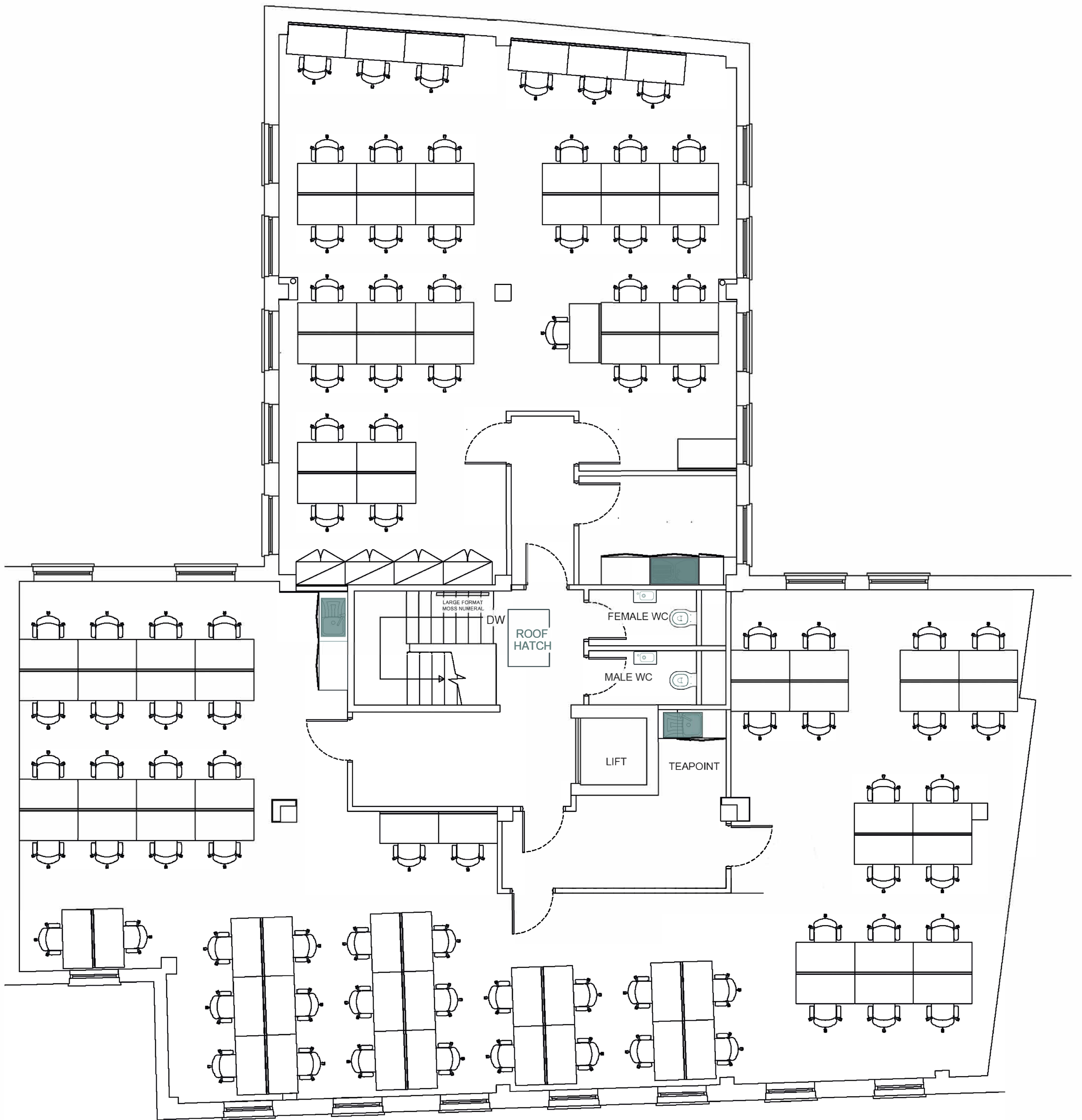
Ground Floor General Layout

Regent House



First Floor General Layout

Regent House



Second Floor General Layout