



15 Albert Street

Aylesbury, HP20 1LY

**F1 PROPERTY FOR
SALE, CLOSE TO
A41**

669 sq ft
(62.15 sq m)

- F1 use suitable for education / training use
- Suitable for place of worship
- Fully refurbished
- 3 offices including open plan office with kitchen
- Garden area to the rear with parking for 1 car
- Close to A41 and local amenities

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Summary

Available Size	669 sq ft
Price	Offers in excess of £300,000
Business Rates	Upon Enquiry
VAT	Not applicable. VAT is not payable on the purchase price
EPC Rating	C

Description

The property comprises a single storey former Church which has been refurbished to provide 3 small rooms and an open plan front room with well appointed kitchen. There is a fully fitted bathroom.

The kitchen includes an oven, hob, sink and washing machine, plus space for a fridge freezer.

The property has been redecorated and re-carpeted throughout and also benefits from a rear garden which can accommodate one car.

The property is for sale, with no VAT payable and is only suitable for F1 use:

F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:

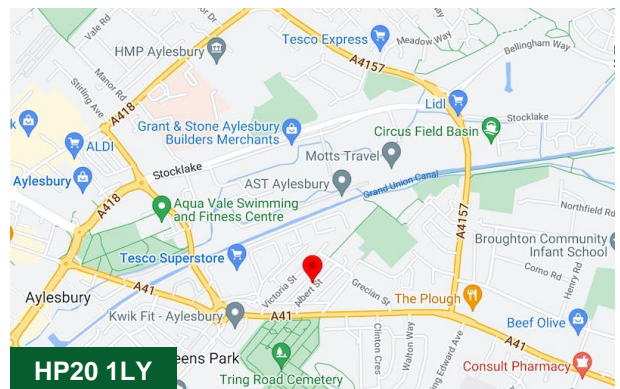
- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts

Location

The property is located on Albert Street, just off the major A41 route between Aylesbury and Tring. Tesco on Tring Road is a 3 minute walk and the Aqua Vale Leisure Centre is less than a 10 minute walk.

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive.

The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes



Viewing & Further Information



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