

**49-51 High Street****Aylesbury, HP20 1SA****FREEHOLD RETAIL
PROPERTY****5,273 sq ft**
(489.88 sq m)

- Prominent High Street location
- Potential for Commercial / residential development STPP
- Ground floor retail with large shop frontage
- Rear access
- First floor retail / commercial use
- Kitchen / WC's on first floor
- Two bed flat with rear access on second floor

49-51 High Street, Aylesbury, HP20 1SA

Summary

Available Size	5,273 sq ft
Price	Offers in excess of £675,000
Rates Payable	£22,455 per annum 2023
Rateable Value	£45,000
VAT	Not applicable. No VAT payable on purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

49/51 HIGH STREET AND 2 HALE LANE, AYLESBURY HP20 1SH

Prominent terraced retail unit over two principle floors including large ground floor retail area with ancillary space beyond. The property comprises a retail unit with alternative use potential with commercial space on the first floor and a large kitchen facility to the rear. Toilet facilities are available on the ground and first floors with a goods lift. There is also a basement.

The site has potential for commercial/residential development stpp.

The property also includes a vacant second floor two bed flat accessed from the rear.

Location

This retail property is located on the North side of the High Street, opposite to Poundland and McDonalds, and few minutes walking distance from Aylesbury (AYS) Station (Chiltern Railways) with direct services to London Marylebone Station (approx. 1 hr).

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

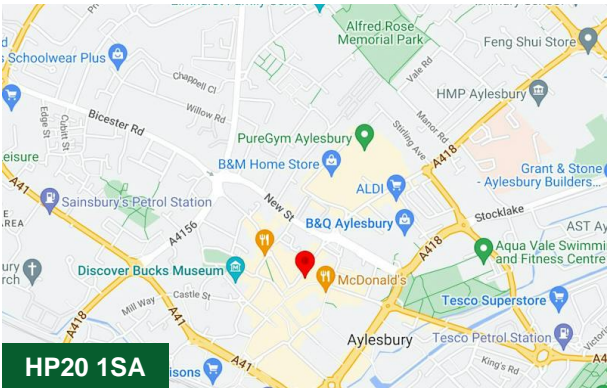
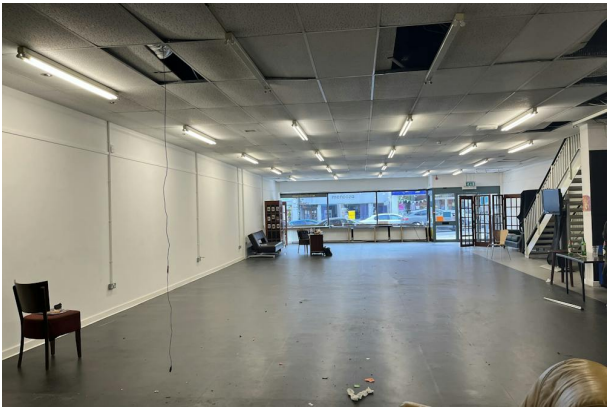
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail and Ancillary	3,014	280.01	Available
1st - Commercial	1,507	140	Available
2nd - Apartment	752	69.86	Available
Total	5,273	489.87	

Terms

The property is for sale on a freehold basis with vacant possession.



Viewing & Further Information



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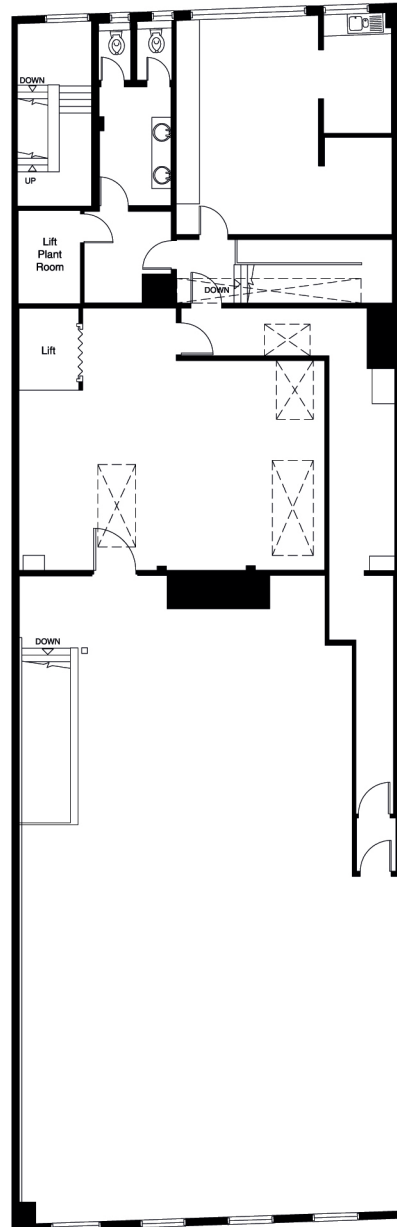
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Gross internal area (approx.)

315 Sq m (3388 Sq ft)

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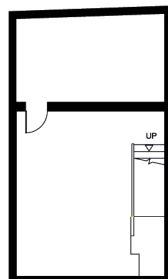
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First Floor

Gross internal area (approx.)
315 Sq m (3395 Sq ft)

capital 020 8671 7722



Basement

