

# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

## Brand new commercial unit

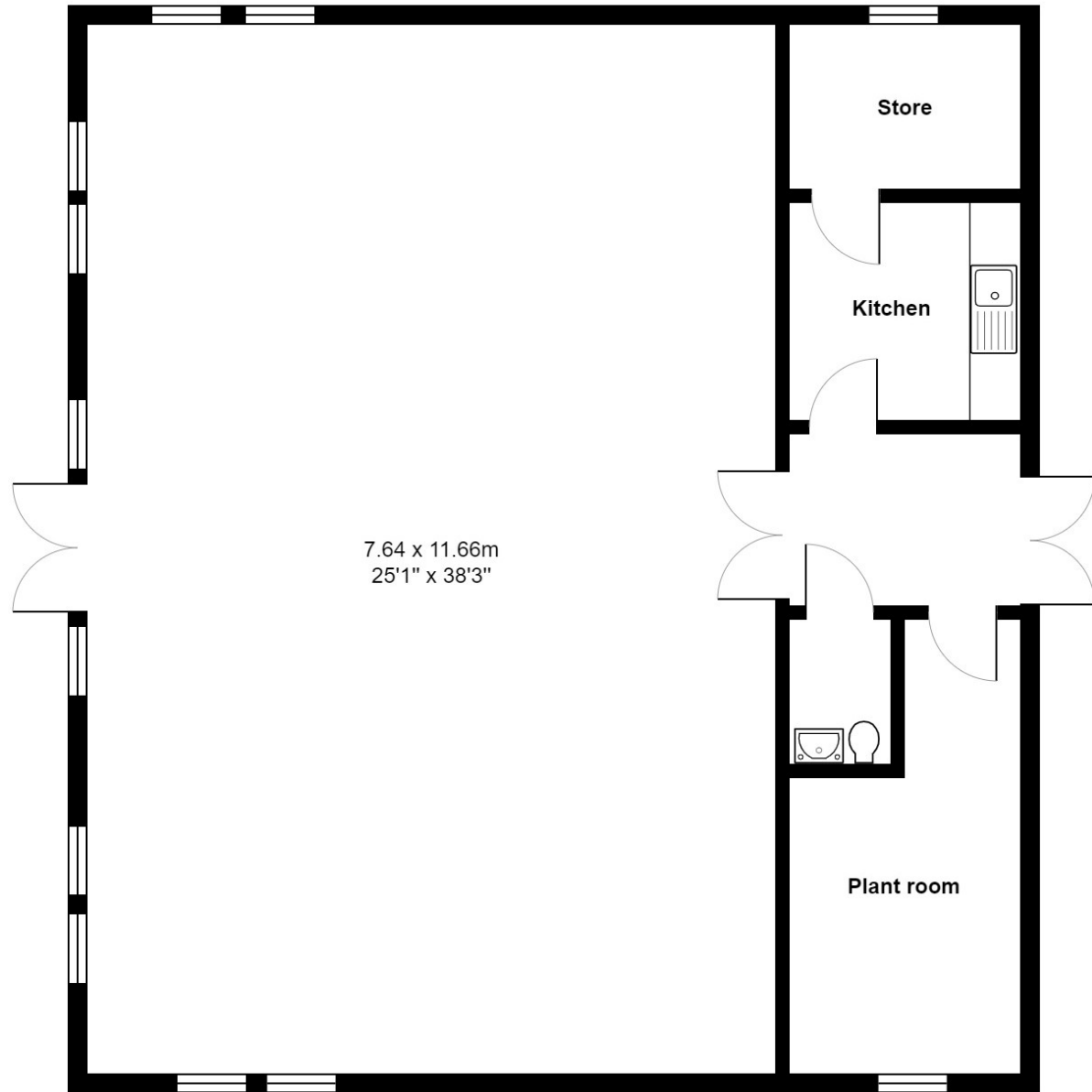
Hayfield Crescent, Risborough Road, Little Kimble,  
Aylesbury, Buckinghamshire, HP17 0UE





## ACCOMMODATION

	Sq ft	Sq m
Total GIA	1,287	119.57
Total NIA	1,237	114.92



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ High Footfall Location
- ✓ Prominent position on a new build estate
- ✓ Great investment opportunity/owner occupier

## LOCATION

Little Kimble is a village some 3 miles drive from Princes Risborough and approximately 3 miles from both Stoke Mandeville and Aylesbury and is situated close to the Chiltern Hills with an outstanding network of public footpaths and bridleways connecting the surrounding villages. Little Kimble Station is walking distance away which gives access to Princes Risborough and London Marylebone being some 38 minutes journey. There is an outstanding Primary School as well as Griffin House Private School and Aylesbury Grammar Schools which are all a short distance away. Princes Risborough provides shopping facilities for day to day needs whilst the larger town of Aylesbury offers a wider range of shops and facilities.

## DESCRIPTION

Occupying a prominent position at the front of the brand-new development by Hayfield Homes, Hayfield Crescent is this rare opportunity to acquire this commercial unit. The unit measures to be 1,237sqft NIA and offers a generous and adaptable floor plan, ready to accommodate a wide range of businesses, from convenience store to cafes. As a brand new property, you have the unique opportunity to tailor the interior to suit your specific business needs. The unit is situated at the front of the new build development and offers high visibility to the main arterial road A4010 resulting in fantastic footfall, not to mention the parking to the side allowing general members of the public to also visit the unit. It is worth knowing that this will be the only retail offering shop for 2.5 miles meaning a high catchment area of customers. The commercial unit is designated use type F2 (previous A1), such as a community shop selling essential goods.

## PRICE

£375,000 for the freehold interest

## VAT

VAT is payable on the purchase price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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