



## **Camborne Centre**

Brentwood Way, Aylesbury, HP21 7ER

### **DEVELOPMENT SITE FOR SALE**

**4,154 sq ft**  
(385.92 sq m)

- **Single Storey former medical property**
- **Existing F1 Community Use**
- **Adjacent to Jansel Square**
- **Public car parks adjacent**
- **Alternative uses subject to planning**

# Camborne Centre, Brentwood Way, Aylesbury, HP21 7ER

## Summary

<b>Available Size</b>	4,154 sq ft
<b>Price</b>	Offers in excess of £500,000
<b>Rates Payable</b>	£1.38 per sq ft
<b>Rateable Value</b>	£11,500
<b>VAT</b>	Not applicable. VAT is not payable.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (120)

## Description

The Camborne Centre is a former medical single storey building with carparking adjacent to Bedgrove Surgery. The property comprises various rooms with front and rear access and parking to the front for 6 cars. The property currently has an F1 Community use.

The site is for sale freehold, suitable for occupation or development subject to planning.

The owner has has pre-application advice from Bucks Council regarding a change of use to residential - further details available from the agents in the sales pack.

## Location

The property is located adjacent to the Jansel Square which provides a mix of retail and residential properties.

Bedgrove is probably one of the most popular neighbourhood shopping centres in Buckinghamshire and its popularity is really based on the location and the fact that there is ample car parking, which is free for 2 hours and then £1 thereafter. Occupiers within the shopping centre include Budgens, Martins the Newsagents, Sainsbury, Banks, Restaurants, Bookmakers and a public house. Also a petrol station lies adjacent to the development.

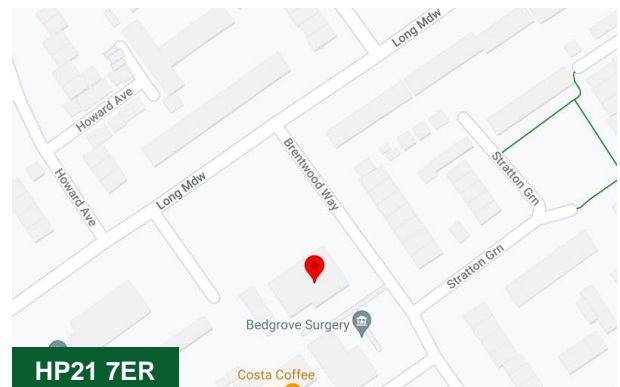
Aylesbury, is situated approximately 44 miles to the North West of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes. Aylesbury is due for enormous expansion over the next few years and will accommodate a population in the region of 80,000 - 100,000.

## Terms

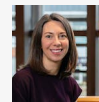
The property is available for sale freehold with vacant possession.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Purchasers and proof of identity documents will be required.



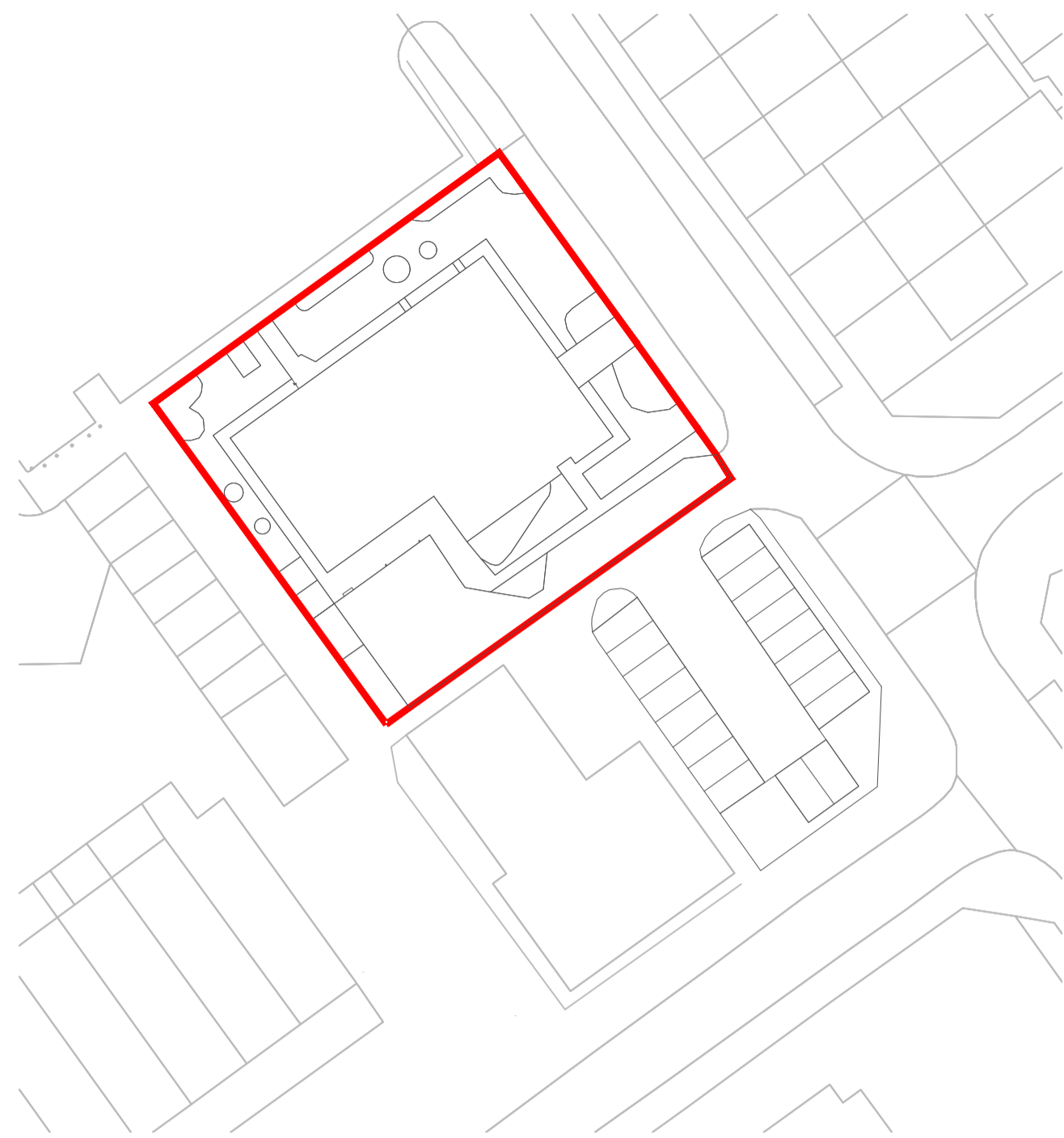
## Viewing & Further Information



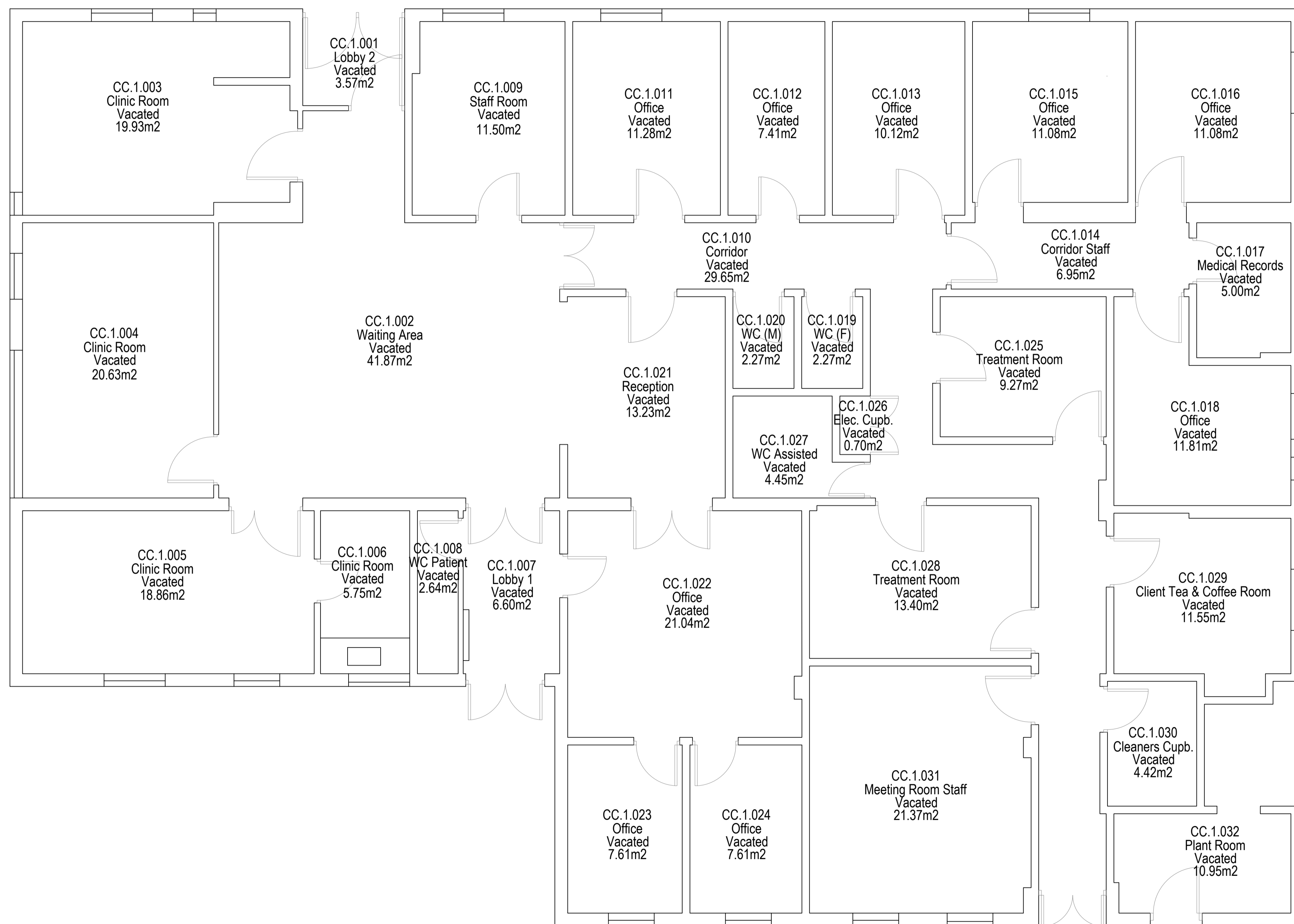
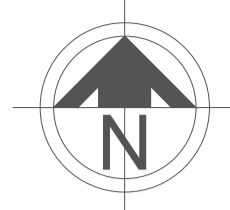
**Joanna Kearvell**

01296 255020 | 07887 793030

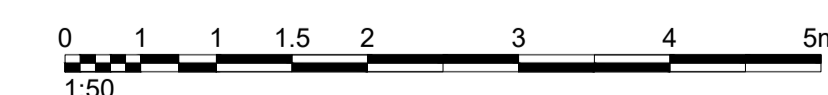
jk@chandlergarvey.com



SITE PLAN



FLOOR PLAN



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DRAWING NOTES KEY:

SITE BOUNDARY



ORIENTATION NORTH

REV	DESCRIPTION	DATE	DR	CH	AP

Buckinghamshire Healthcare NHS Trust

CLIENT: Buckinghamshire Healthcare NHS Trust

PROJECT: Camborne Centre Disposal

DRAWING TITLE: Site Plan & Building Floor Plan

BUSINESS CASE NR:	N/A	VERSION:	N/A	PROJECT NR:	C2300	
DRAWN:	HS	CHECKED:	WP	APPROVED:	SH	
DRAWING NR:	CC-1-C2300	REV:	-	SCALE @ A1:	1:50 & 1:500	
STATUS:	INFORMATION				DATE:	22.11.2023