

PERRY HOLT

PROPERTY CONSULTANTS

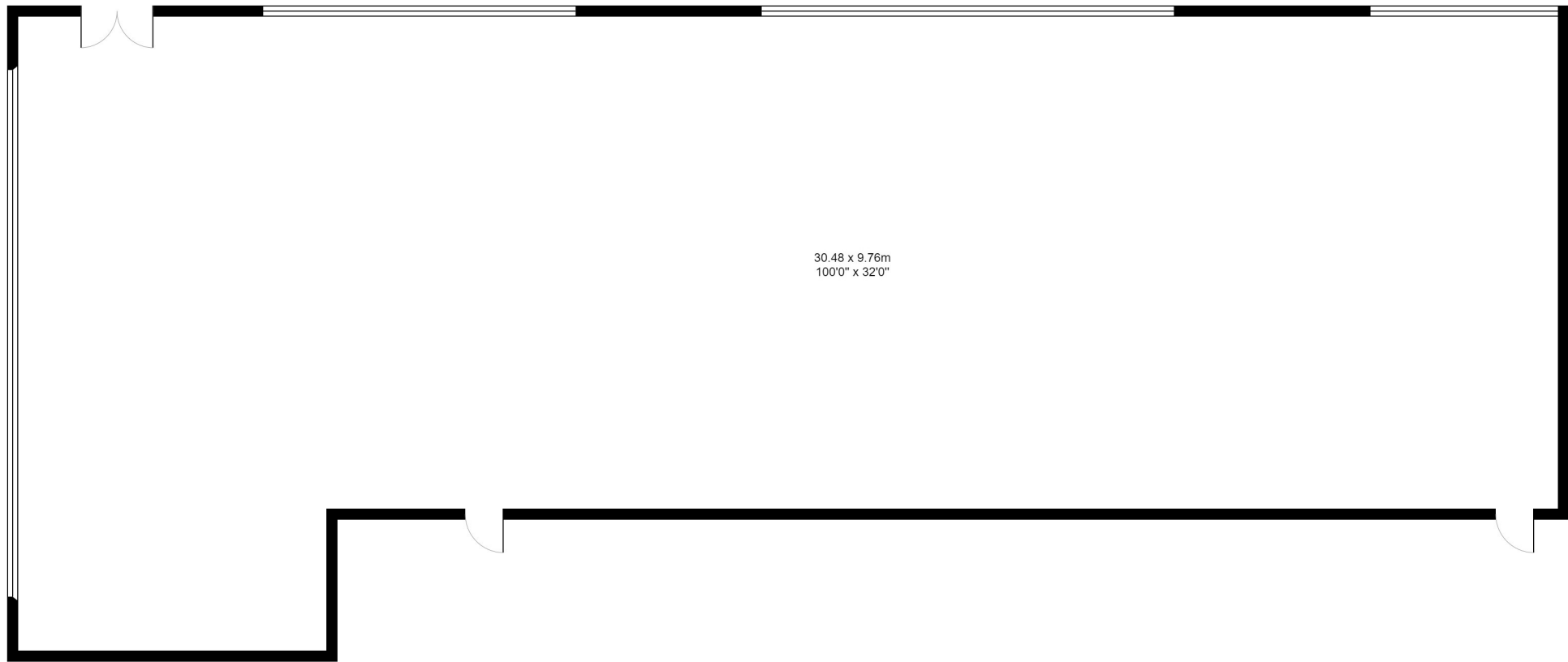
FOR SALE

Prominent ground floor commercial unit

Approximately 3,400 sq ft with parking

Unit A, Ward Street, Weston Turville, Aylesbury,
Buckinghamshire, HP22 3AP





30.48 x 9.76m
100'0" x 32'0"

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

- ✓ Approximately 3,400 sq ft GIA
- ✓ Shell and core with shop front fitted
- ✓ Excellent car parking with a total of 14 spaces
- ✓ Gas and electricity within the unit.

LOCATION

Prominently located on Ward Street which is accessed via Kempster Way off Aston Clinton Road which leads to the A41 or Aylesbury Town Centre along with Aylesbury Train Station.

VAT

We understand that VAT is payable on the purchase price.

RATES

To be assessed

DESCRIPTION

Recently constructed ground floor commercial unit fronting a new residential estate consisting of approximately 500 homes with Class E Use of approximately 3,400 sq ft GIA. Forming part of a mixed use development with 14 flats above. Benefitting from a total of 14 car parking spaces where there are 9 allocated to the front including 1 disabled and 5 employee spaces to the rear. The Unit is being sold as shell and core but has a fitted shop front and rear access with a slab to slab height of approximately 10.82 ft (3.29m)

Unit B is also available of approximately 2,100 sq ft and could be combined to give approximately 5,500 sq ft.

PRICE

£900,000 for the 999 year long leasehold interest with a share of the freehold.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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PROPERTY CONSULTANTS
FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk