



## Friarage House

27 Rickfords Hill, Aylesbury, HP20 2RT

### OFFICES FOR SALE

**2,779 sq ft**  
(258.18 sq m)

- Period town centre offices - Grade II listed
- Basement, ground, first and second floor
- Shared garden to the rear
- Traditional cellular offices spread over three floors with basement storage
- Gas fired central heating/wall mounted air conditioning
- Carpeting
- Kitchen & WC facilities

# Friarage House, 27 Rickfords Hill, Aylesbury, HP20 2RT

## Summary

<b>Available Size</b>	2,779 sq ft
<b>Price</b>	£350,000
<b>Business Rates</b>	To be split with adjoining building
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (119)

## Description

The property is a period, terraced office building on three floors with basement storage and access to a shared garden at the rear. There is no parking with the property. Traditionally set out with cellular office accommodation spread over 3 floors. Basement storage. Carpeted, gas fired central heating. Wall mounted air conditioning. Kitchen and WC facilities. The property is Grade II listed.

The property has E class use so could suit alternative occupiers such as medical / leisure or training STP. VAT position to be confirmed.

## Location

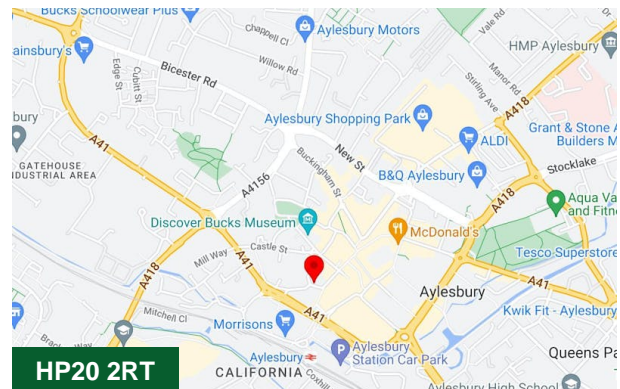
The property is located on Rickfords Hill on the junction with Bourbon Street in the old part of Aylesbury. 27 Rickfords Hill is within a very short walk of the town centre. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from 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.

## Terms

For Sale freehold with vacant possession.

## Money Laundering and Identity Checks

Money Laundering and identity checks will be carried out on purchasers and/or tenants and proof of identity documents will be required.



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com

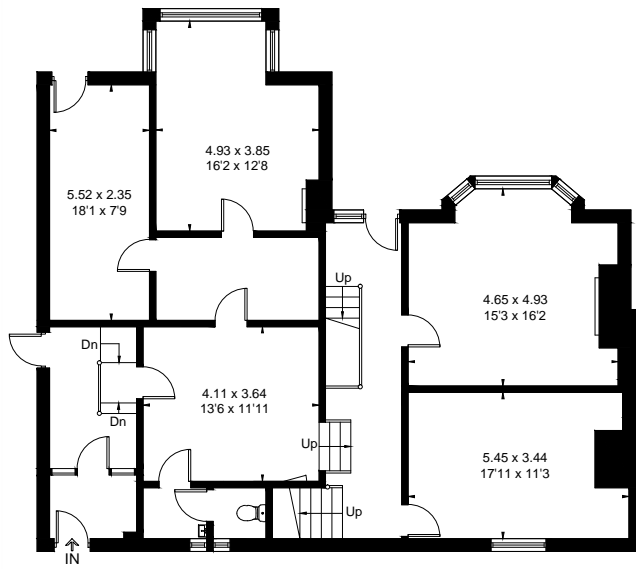


**Neave DaSilva**

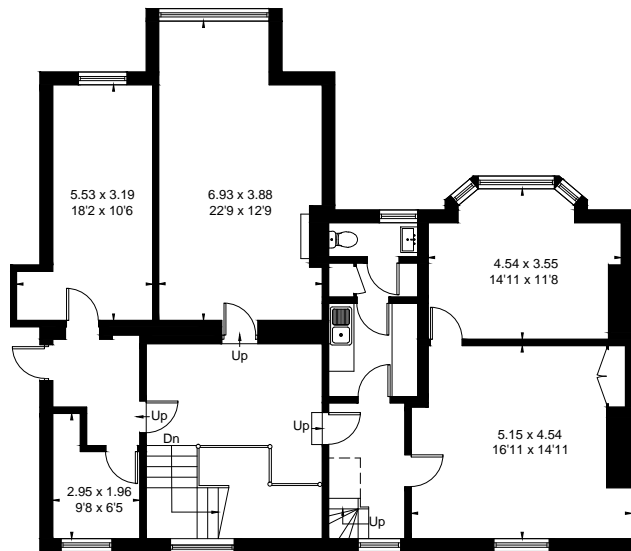
01494 446612 | 07827 908926

nds@chandlergarvey.com

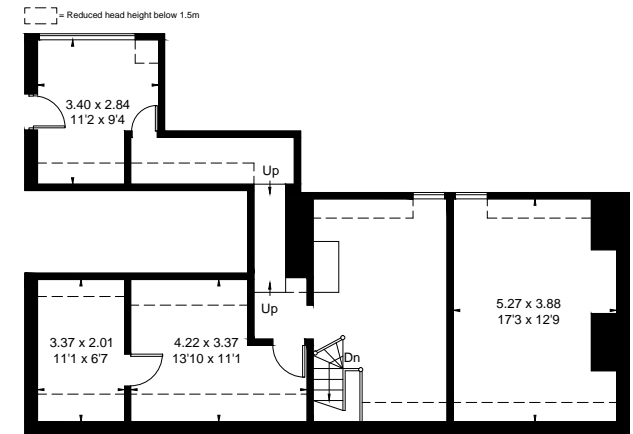
Approximate Floor Area = 330.9 sq m / 3562 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66524