



The Old Courthouse

70-72 High Street, Aylesbury, HP22 4JS

**GRADE II LISTED
HISTORIC
DETACHED OFFICE
BUILDING**

3,707 sq ft
(344.39 sq m)

- Previously The Priory Hotel dating back to c.1360
- Consent was granted previously for conversion back to residential
- Offices over three principal floors with cellars
- Car park, detached double garage and gardens to the rear
- Alternative uses under E class

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Summary

Available Size	3,707 sq ft
Price	£850,000 VAT is not payable on the purchase price
Rates Payable	£6,144 per annum 2023
Rateable Value	£12,000
VAT	Not applicable. VAT is not payable on the purchase price.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

The Old Courthouse is an impressive Grade II Listed property fronting the High Street with access from Church Lane.

The property used to be the Priory Hotel and is Grade II Listed with part of the building believed to date back to approximately 1360. The leaded windows are a particular feature of this building.

The building offers high quality office space over 3 principal floors with 2 cellars also offering storage. The ground floor comprises 5 offices, toilet accommodation and a large kitchen. The first floor comprises 8 offices which are all private and benefit from period features, such as oak beams and fireplaces. The second floor provides office or storage accommodation.

Externally there is a double garage for storage, large parking area for 8-10 cars, rear garden and side patio. There are entrances on either side of the property, two to the rear, 1 to the side and 1 to the front.

The property is currently used as offices but could suit other uses under E Class including medical occupiers.

Location

The property is very prominently located on the High Street in Whitchurch, which is 5 miles equidistant from Aylesbury and Winslow. The property is located close to Leighton Buzzard and Buckingham with Milton Keynes only 14 miles away. The City of Oxford is 33 miles south west. Whitchurch is situated along the A413 which runs from Aylesbury to the M40 motorway.

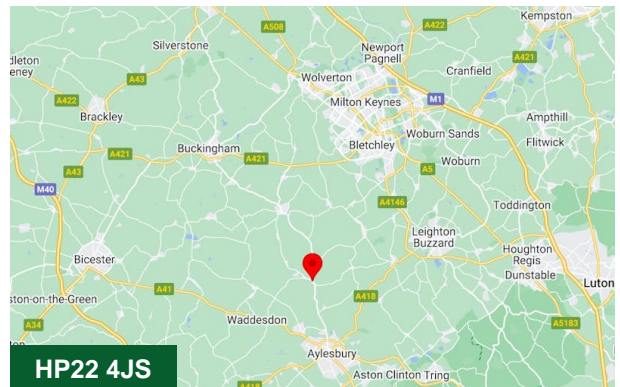
Whitchurch is an historic village mentioned in the Domesday Book of 1086, comprising a significant number of period properties and benefits from amenities including a village hall, primary school, pub and various local shops.

Terms

The property is available for sale with vacant possession.

Money Laundering and 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



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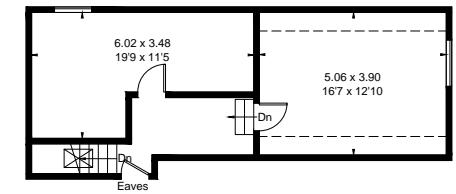
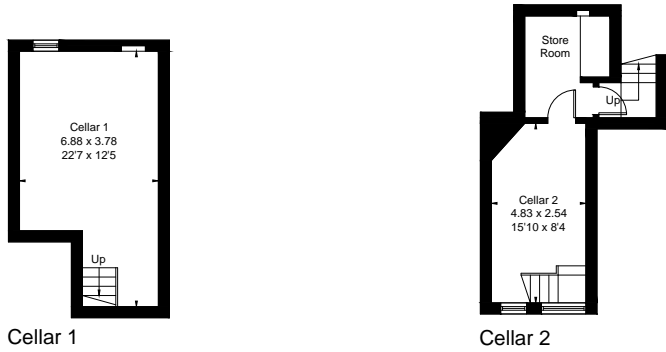
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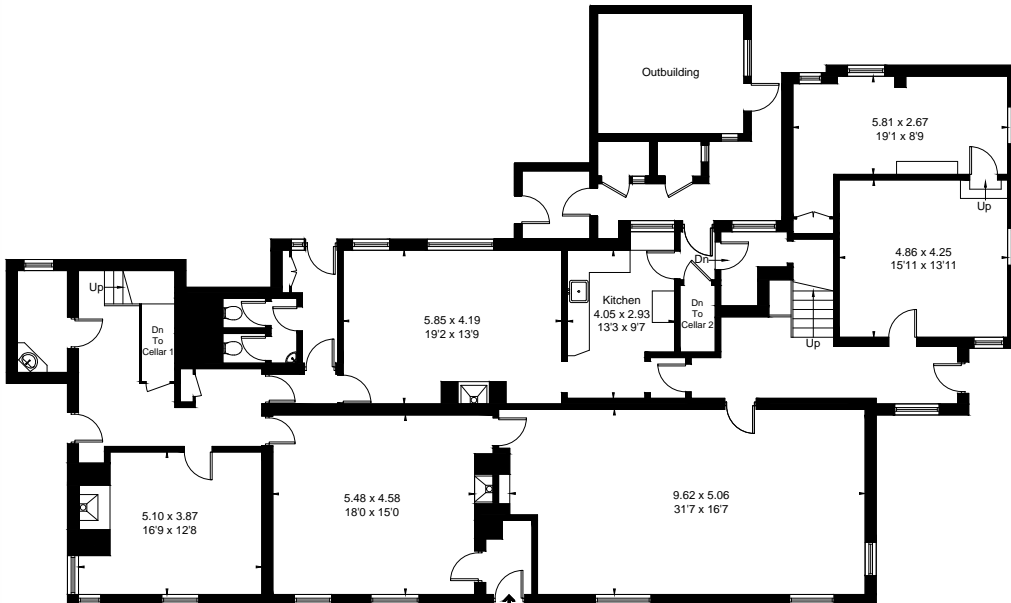
Approximate Floor Area
 Gross Internal Area = 523.2 sq m / 5632 sq ft (Excluding Cellars)
 Outbuildings Gross Internal Area = 18.7 sq m / 201 sq ft
 Total = 541.9 sq m / 5833 sq ft



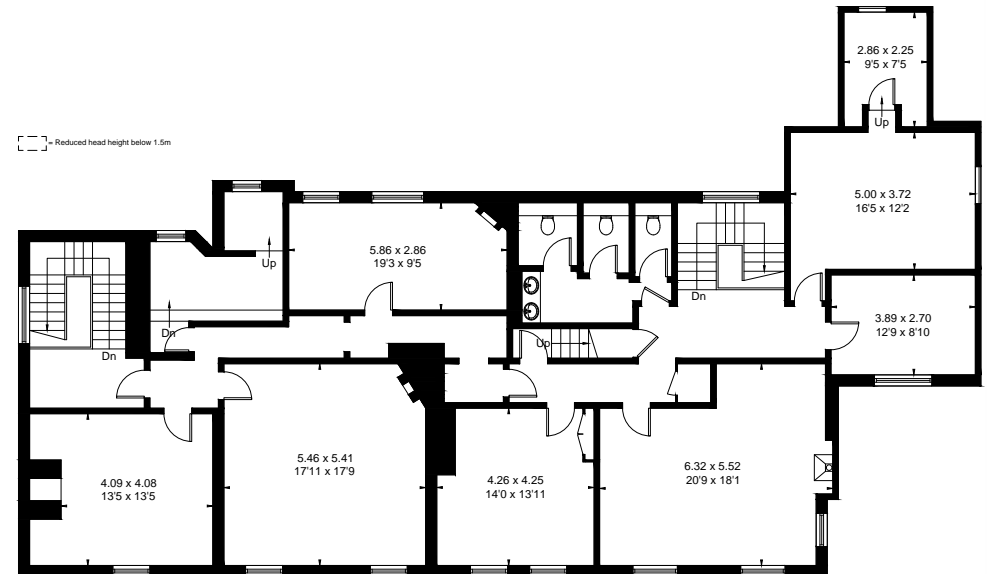
IPMS3 Area = 344.4 sq m / 3707 sq ft



Second Floor



Ground Floor



First 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 #64624