



## Investment Portfolio

159 Cambridge Street, and 2a, 2b, 4a, 4b, & 4c Castle Street, Aylesbury, HP20 1BQ

### **TOWN CENTRE MIXED USE INVESTMENT**

**2,679 sq ft**  
(248.89 sq m)

- 159 Cambridge St - Listed Office Building - Income £15,210 per annum
- 2a&2b Castle St - Office & 2 bed flat - Income £17,400 per annum
- 4a, 4b & 4c Castle St - 1 x1 bed 2x2 bed flats - Income £31,020 per annum
- 5 parking spaces - Income £3,600 per annum
- **TOTAL ANNUAL INCOME £67,230 per annum**

# Investment Portfolio, 159 Cambridge Street, and 2a, 2b, 4a, 4b, & 4c Castle Street, Aylesbury, HP20 1BQ

## Summary

Available Size	2,679 sq ft
Price	£1,300,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

The current portfolio includes the following properties:

Nithsdale House, 159 Cambridge Street – Two storey Grade II Listed office building built between 1785 -1795 with 3 parking spaces to the rear. 4 rooms currently let out on ground and first floor. Three offices on the first floor occupied by the current owner. WC on both floors with kitchen on ground floor. There is a cellar for storage. Planning permission is lapsed for conversion to two apartments. The property has an interesting history being the former HQ of the Home Guard in Aylesbury.

2a Castle Street – ground floor office/E class unit currently let to DX. WC and tea point to be reinstated to the rear when they vacate. Let on an annual licence.

2b Castle Street – 2 bed first floor flat above the access to the rear car park. Accessed from Castle St.

4a Castle Street – 1 bed ground floor flat with access from Castle Street.

4b Castle Street – 2 bed first floor flat with access from the rear Castle Close car park

4c Castle Street - 2 bed second floor flat with access from the rear Castle Close car park

5 car parking spaces in Castle Yard, 3 of which let to DC Kaye & Co and two let to individuals.

The flats are managed by Alexander & Co.

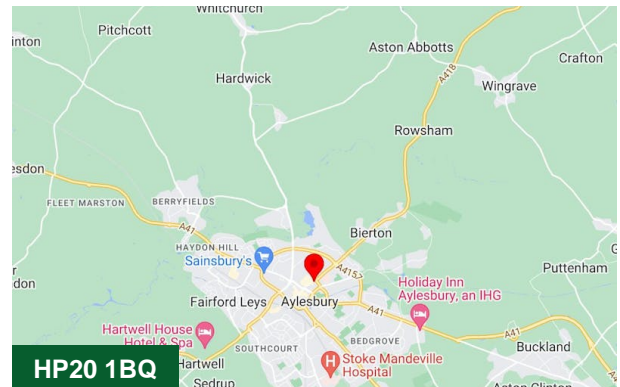
All of the properties are owned by Ablemark Limited and shares will be sold in this company which is wholly owned by our client. No VAT is payable on the purchase price.

## Location

The properties are located on Cambridge Street and Castle Street in Aylesbury. 159 Cambridge Street is prominently located opposite the retail park and within easy walking distance of the town centre. The flats in Castle Street are located in the sought after old town area of Aylesbury and again have easy access to the town centre.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## Viewing & Further Information



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