



## Former Lloyds Bank

2 Gatehouse Road, Aylesbury, HP19 8DB

### **PROMINENT E CLASS/SHOWROOM WITH PARKING**

**3,720 sq ft**  
(345.60 sq m)

- Two storey detached building
- Ample private parking to the front
- Planning permission to update exterior
- Access from Gatehouse Way
- Highly visible location
- Egress to Gatehouse Road

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## Summary

<b>Available Size</b>	3,720 sq ft
<b>Price</b>	Offers in excess of £900,000 Plus VAT
<b>Rates Payable</b>	£11,976 per annum 2023
<b>Rateable Value</b>	£24,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable. VAT is payable on the purchase price
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (81)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,992	185.06	Available
1st - First Floor	1,728	160.54	Available
<b>Total</b>	<b>3,720</b>	<b>345.60</b>	

## Description

The property comprises a detached two storey office building formally used as a bank. The property has E class use so can be used for offices, showroom, retail, medical and leisure or other uses subject to planning.

There is ample private car parking to the front of the property with excellent signage potential from Gatehouse Road and Gatehouse Way. The total area of the site is 0.25 acres.

Internally the property has great potential for a wide variety of uses and includes a retail area, offices, WCs and kitchen. The property has 3-phase electricity power (415 Volts).

\*Main photo shows when previous tenant was in occupation.

## Location

2 Gatehouse Road is located opposite Sainsburys supermarket and opposite Greggs on Gatehouse Way. Access to Gatehouse Road is via Bicester Road with easy access to the A41 and Aylesbury 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. Close to 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 Chiltern Railway Line provides a direct rail service to London Marylebone (approx 55 minutes).

## Terms

The property is available for sale freehold with vacant possession.

## Money Laundering and Identity Checks

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



## Viewing & Further Information



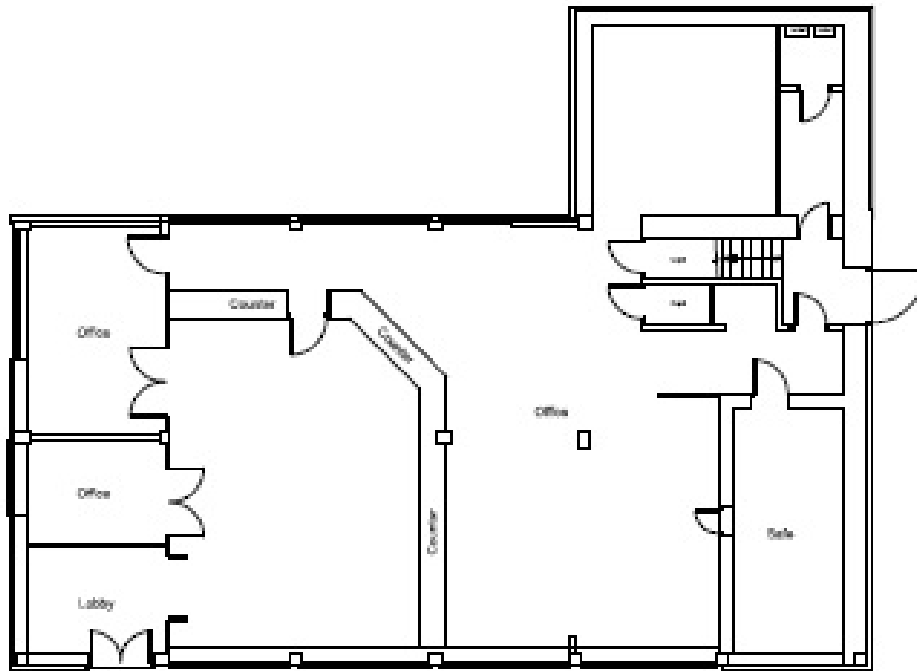
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GROUND FLOOR  
(EXISTING)



FIRST FLOOR  
(EXISTING)