



## Freehold Sale

39-41 High Street, Aylesbury, HP20 1SH

**Prominent  
Residential  
Development &  
Investment  
Opportunity**

**2,459 sq ft**  
(228.45 sq m)

- Very prominently located
- Opposite McDonalds and next to M&S
- Planning permission granted for 4 apartments on upper floors
- Ground floor shop let at an initial rent of £45,000 per annum

# Freehold Sale, 39-41 High Street, Aylesbury, HP20 1SH

## Summary

<b>Available Size</b>	2,459 sq ft
<b>Price</b>	£1,270,000 plus VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (112)

## Description

The property is very prominently located on the High Street, next door to Marks and Spencer and opposite a range of takeaway operators including McDonalds and Wimpey.

The property benefits from a return frontage from the High Street with a ground floor retail unit with first floor ancillary space.

The first and second floors have planning permission granted for a change of use and extension to residential:

Application: 23/01376/APP

First floor: 2x 1 bed apartments

Second floor: 1x1 bed and 1x2 bed apartment both with terraces.

\*Lease about to be agreed\* Ground floor and part first floor let to Kayani Bistro Group Ltd (Co Reg No 15343806) trading as Creams (creamscafe.com) on a 15 year lease with tenant only break at year 10. Upwards only rent reviews every 5 years and Security of Tenure. Initial rent of £45,000 per annum plus VAT rising to £50,000 by year 4.

## Location

The property is situated opposite the entrance to the Hale Leys Shopping Centre and within close walking distance of the cinema, theatre, Market Square and Friars Square Shopping Centre.

Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

## Terms

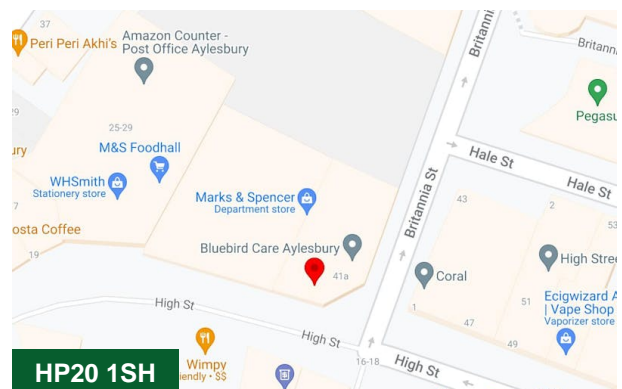
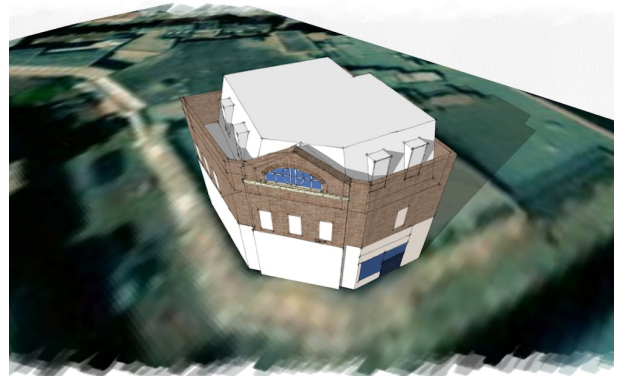
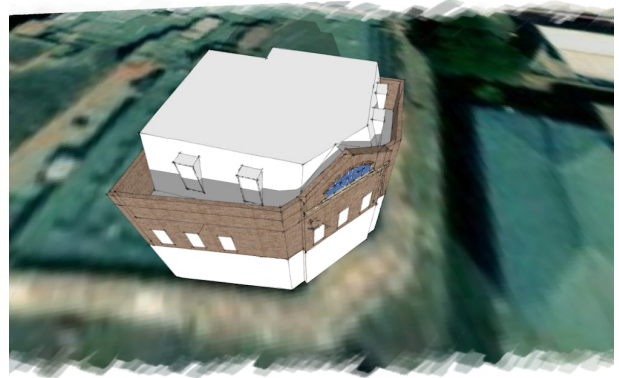
The property is available for sale on a freehold basis.

## EPC

E112

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com

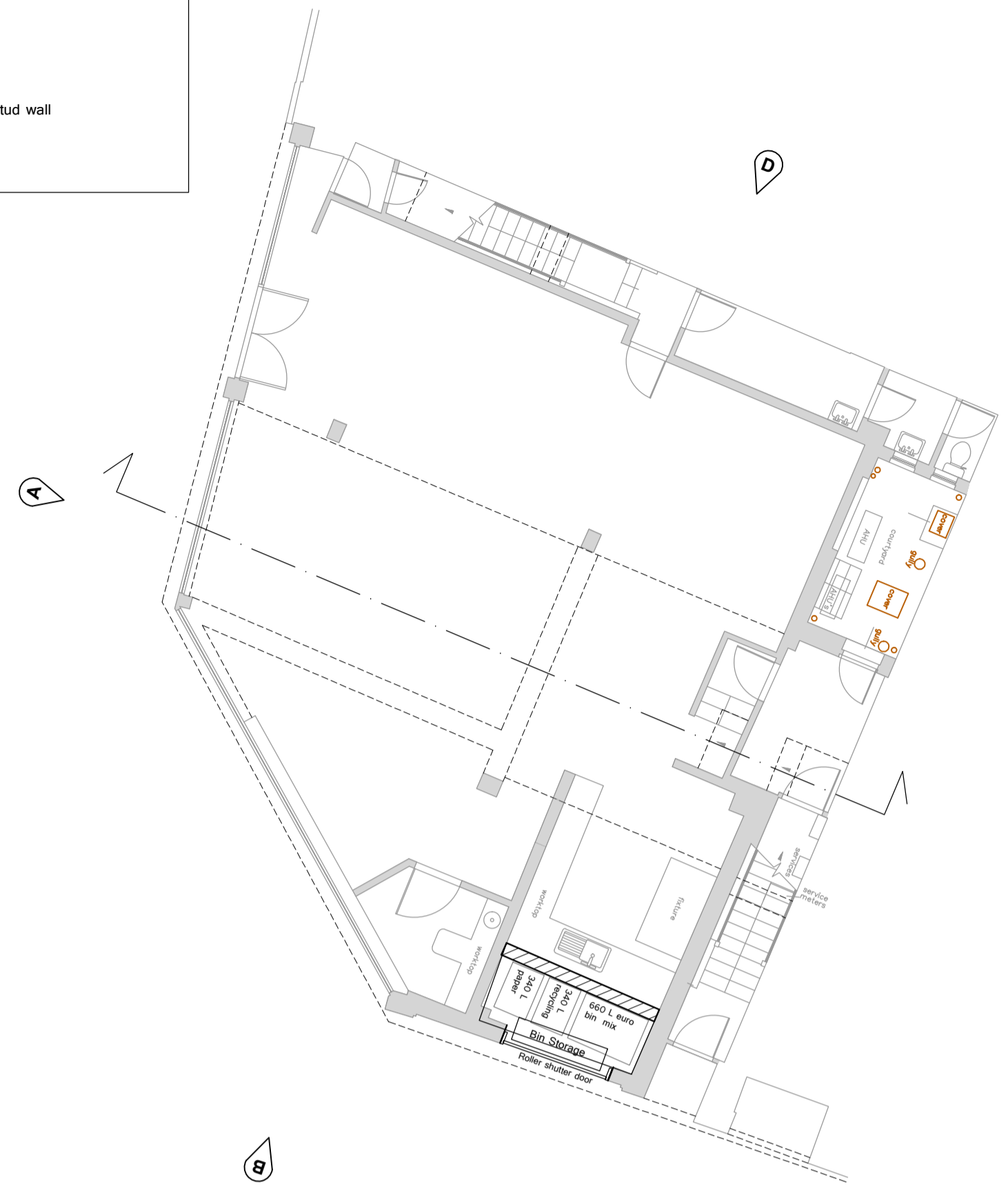
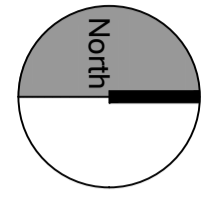


**Neave DaSilva**

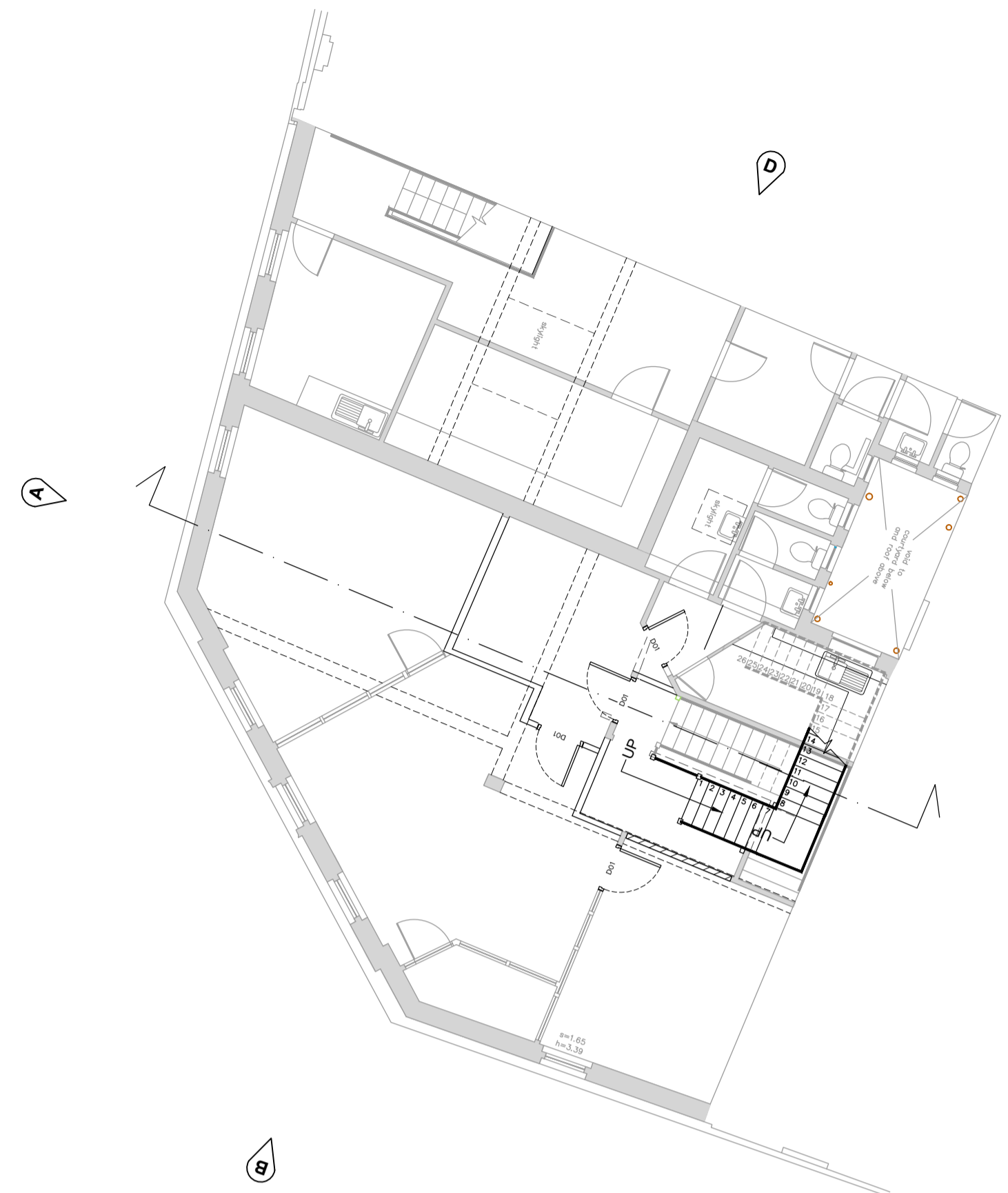
01494 446612 | 07827 908926

nds@chandlergarvey.com

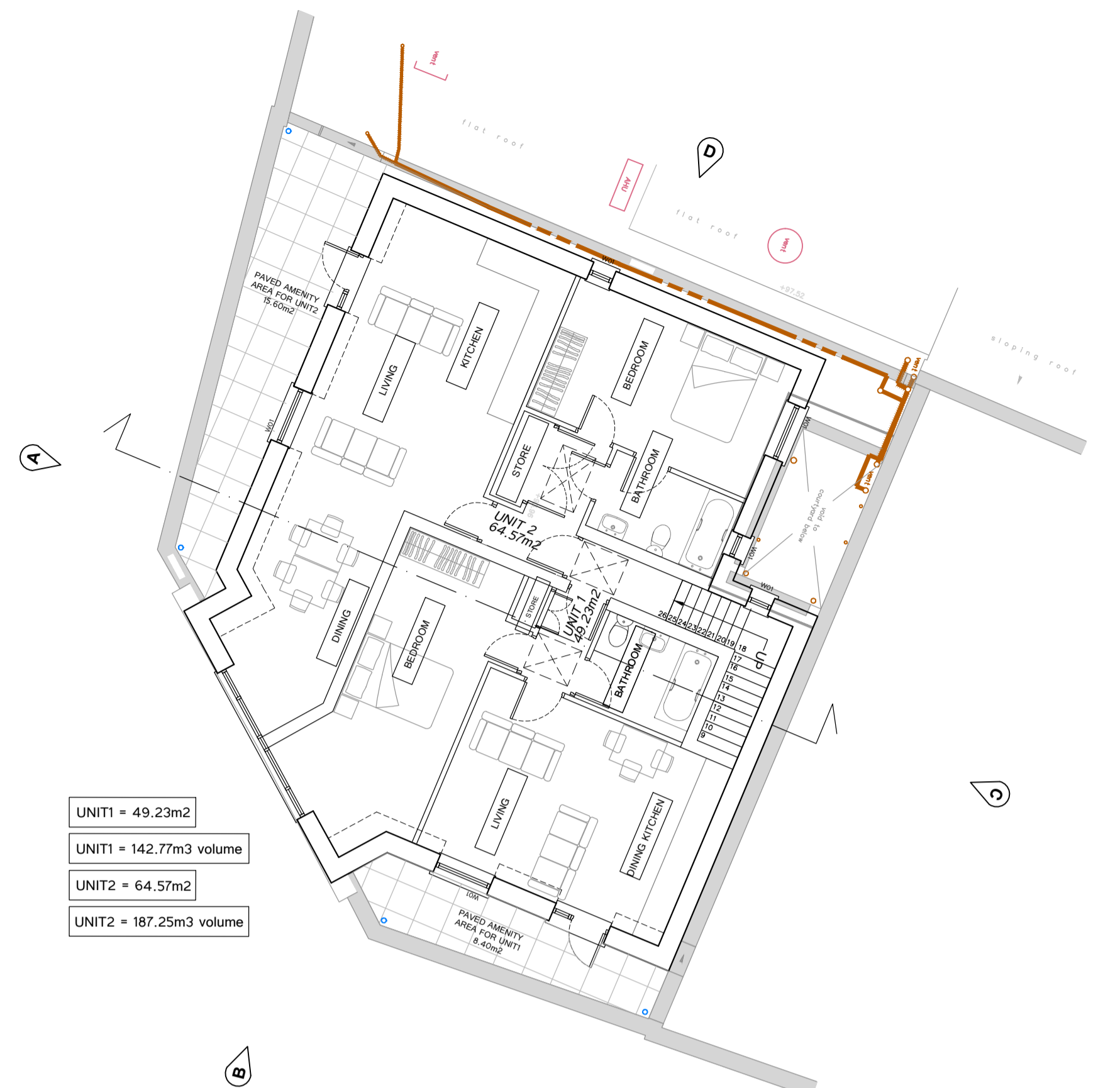
	Existing wall
	Proposed wall
	Existing wall removed
	Infill existing wall opening
	Proposed internal timber stud wall
	Sedum Roof top



Proposed Ground Floor Plan 1:100

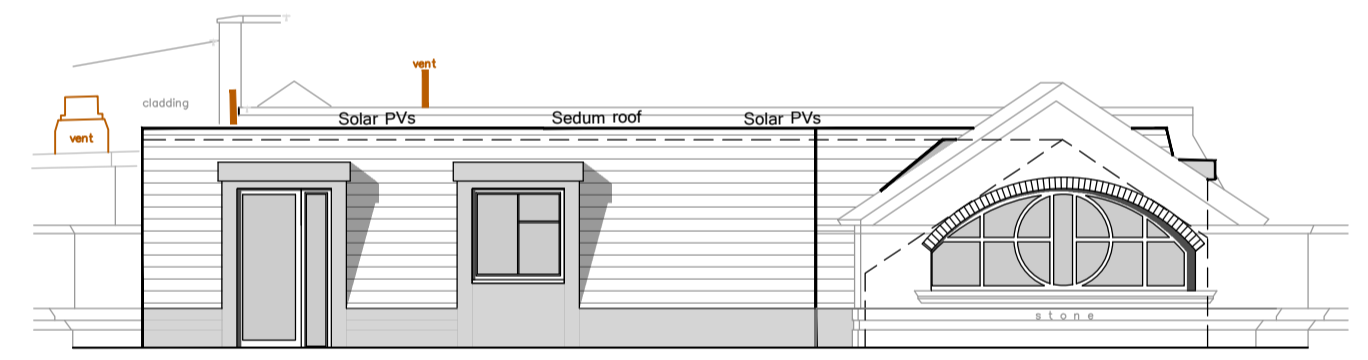


Proposed First Floor Plan 1:100

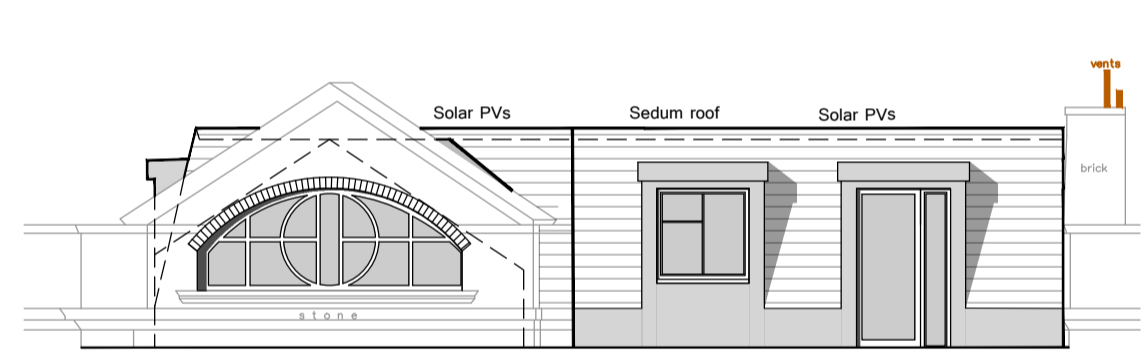


UNIT1 = 49.23m2  
 UNIT1 = 142.77m3 volume  
 UNIT2 = 64.57m2  
 UNIT2 = 187.25m3 volume

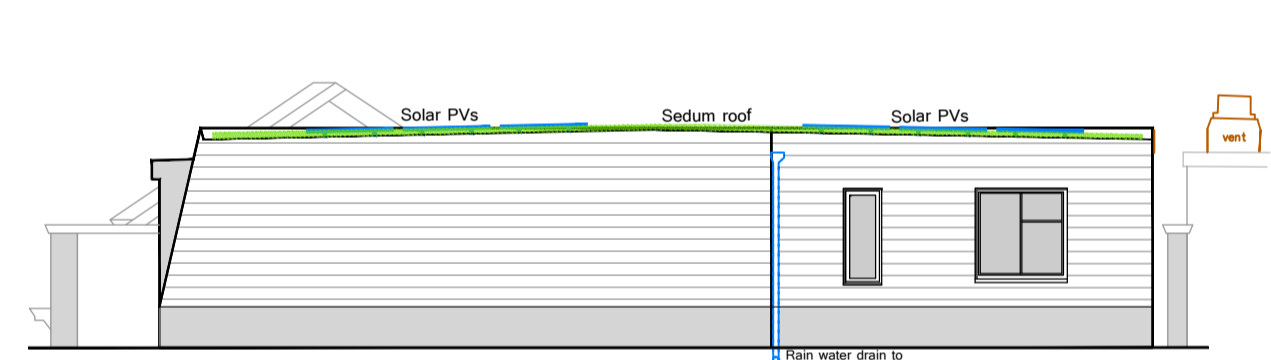
Proposed Second Floor Plan 1:100



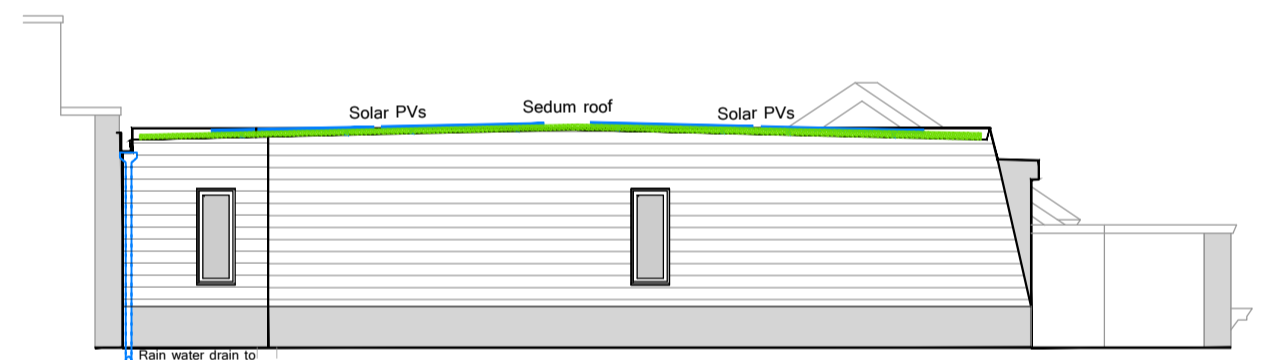
Proposed Front Elevation-A 1:100



Proposed Front Elevation-B 1:100



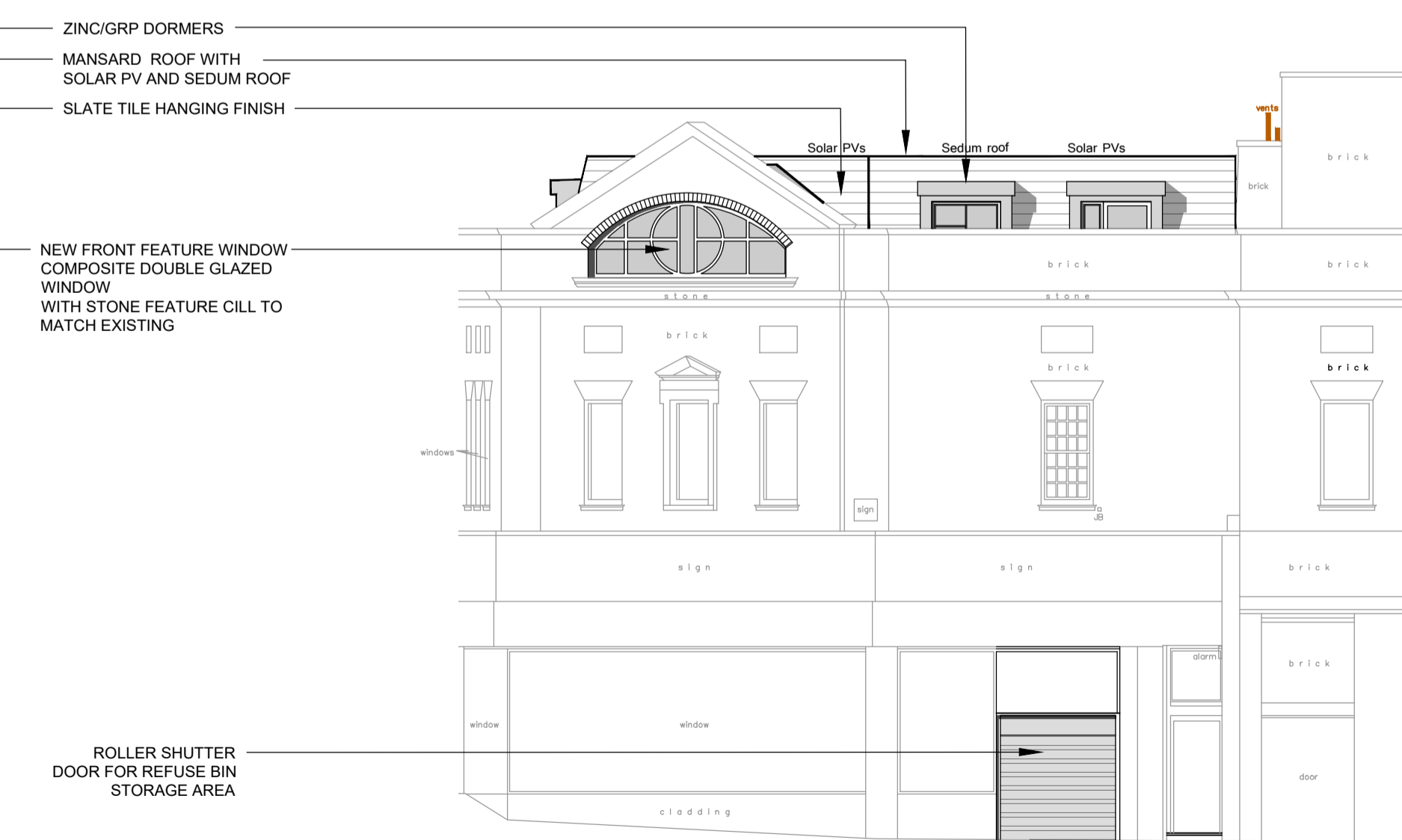
Proposed Elevation-C 1:100



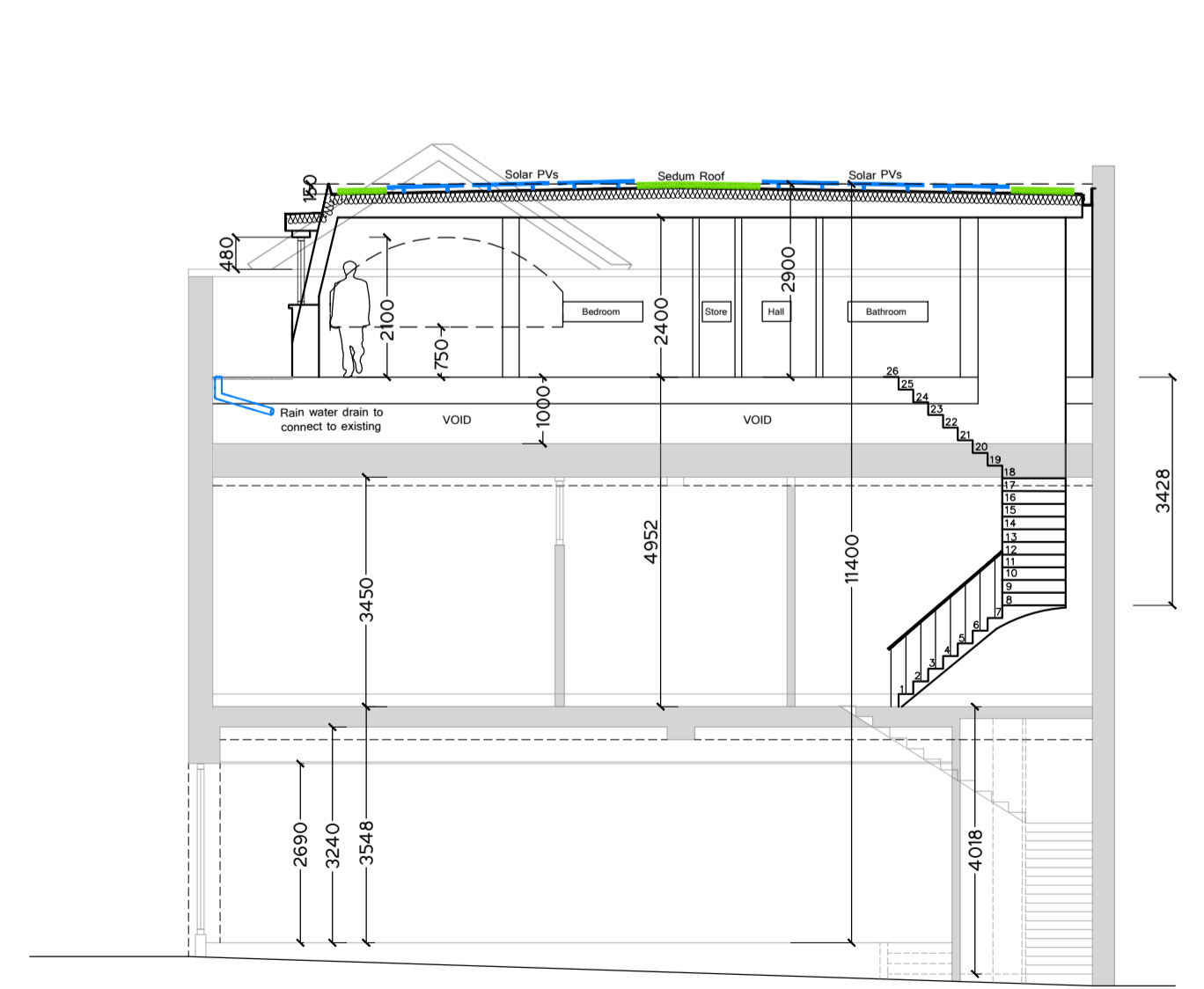
Proposed Elevation-D 1:100



Proposed Front Elevation-A 1:100



Proposed Front Elevation-B 1:100

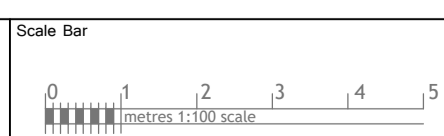


Proposed Section 1:100

ZINC/GRP DORMERS  
 MANSARD ROOF WITH SOLAR PV AND SEDUM ROOF  
 SLATE TILE HANGING FINISH

NEW FRONT FEATURE WINDOW COMPOSITE DOUBLE GLAZED WINDOW WITH STONE FEATURE CILL TO MATCH EXISTING

ROLLER SHUTTER DOOR FOR REFUSE BIN STORAGE AREA



**nettassets**  
 Architectural Design & Development Consultants

Address 39-41 High Street  
 Aylesbury, HP20 1SH

Drawing Title Proposed Floor Plans, Elevations & Proposed Section  
 Dwg No. NA-23011-PL-02 Rev B  
 Date March 2023 Scale 1:100@ A1

Rev	Date	Comments
-	XX.XX.2023	-