



Freehold Sale

39-41 High Street, Aylesbury, HP20 1SH

**Prominent
Residential
Development &
Investment
Opportunity**

2,459 sq ft
(228.45 sq m)

- **PRICE REDUCED**
- **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**

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Summary

Available Size	2,459 sq ft
Price	£1,145,000
VAT	Applicable. The property can be sold as a TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	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 (435 sf and 556 sf)
- Second floor: 1x1 bed and 1x2 bed apartment both with terraces. (528 sf and 691 sf)

Lease agreed dated 17th September 2024 on the 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

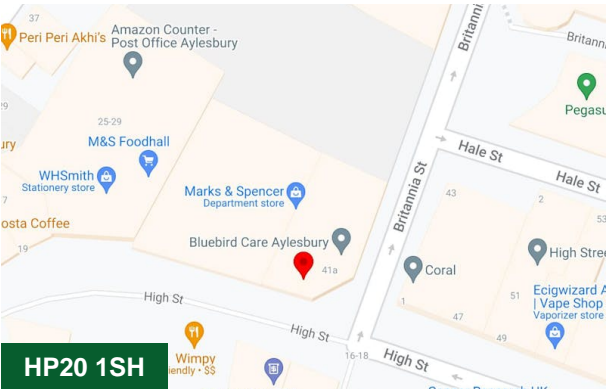
The property is available for sale on a freehold basis.

EPC

E112

Money Laundering / Identity Checks

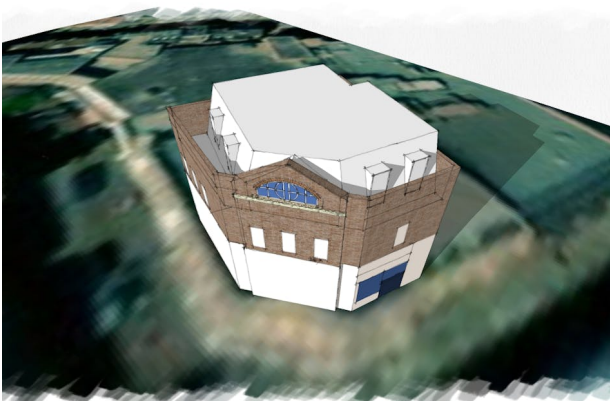
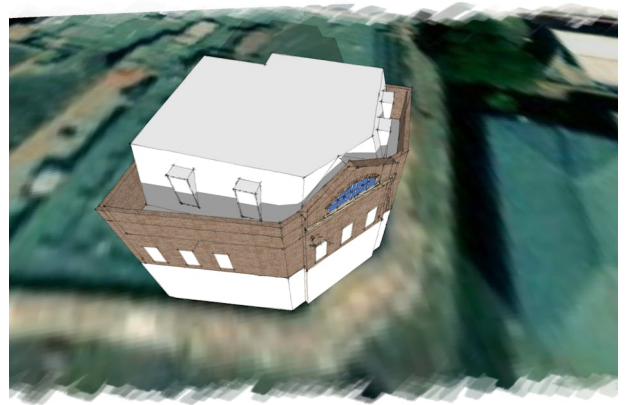
Money Laundering and Identity checks will be carried out on all Purchasers and proof of identity documents will be required.



Viewing & Further Information



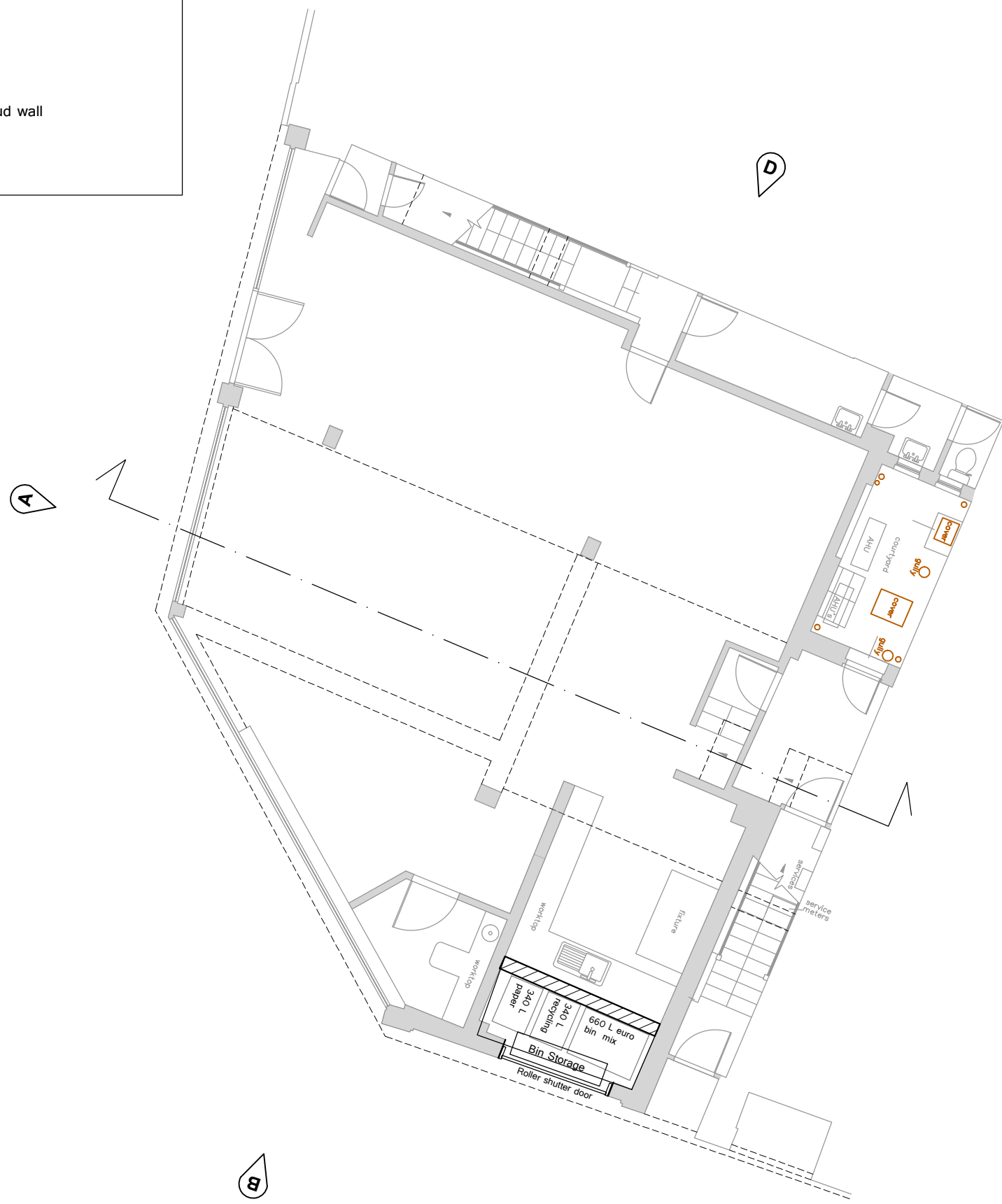
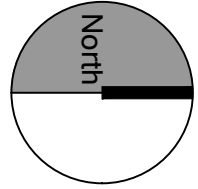
Joanna Kearvell
07887 793030
jk@chandlergarvey.com





KEY

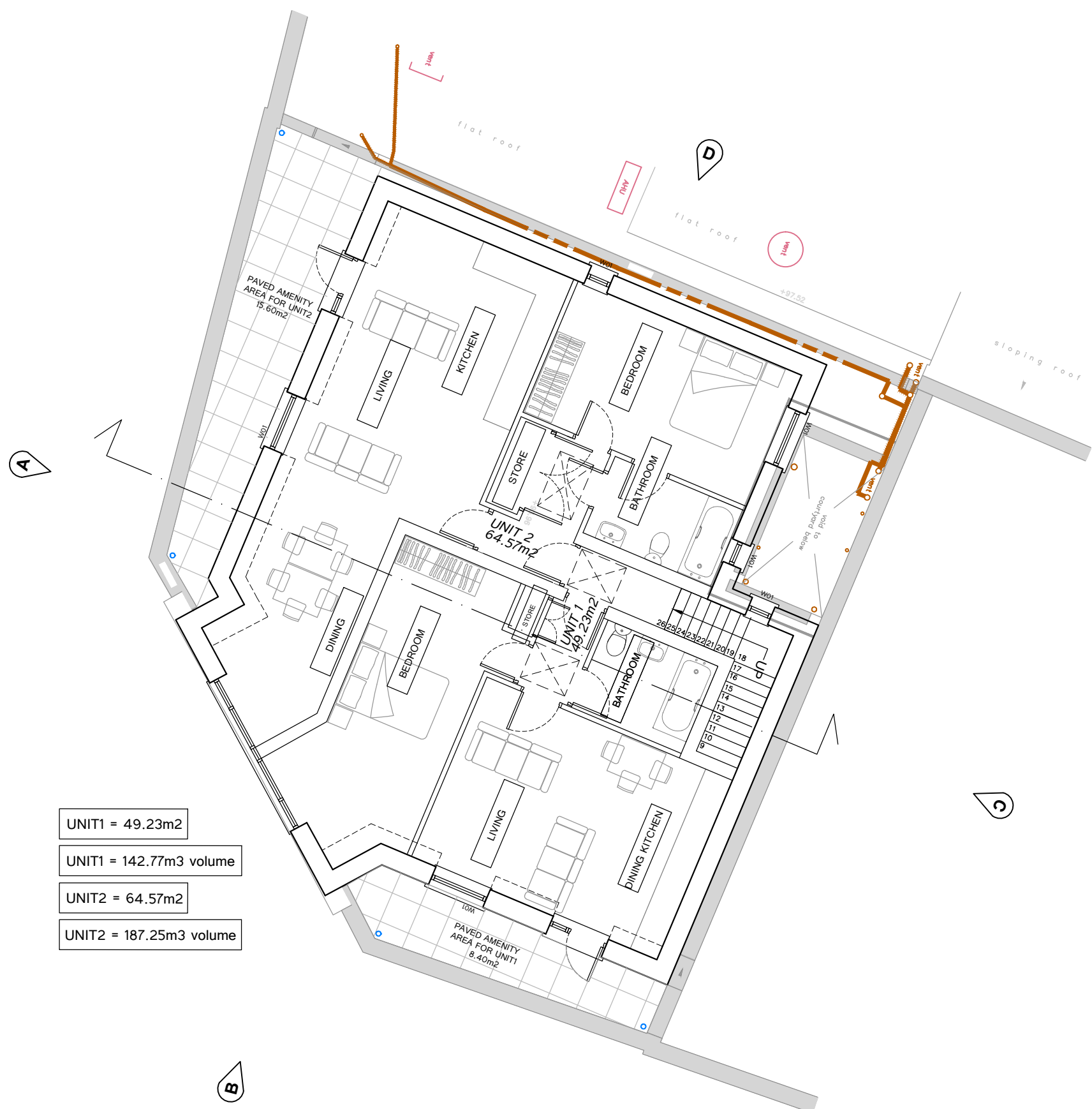
- Existing wall
- Proposed wall
- Existing wall removed
- Infill existing wall opening
- Proposed internal timber stud wall
- Sedum Roof top



Proposed Ground Floor Plan
1:100

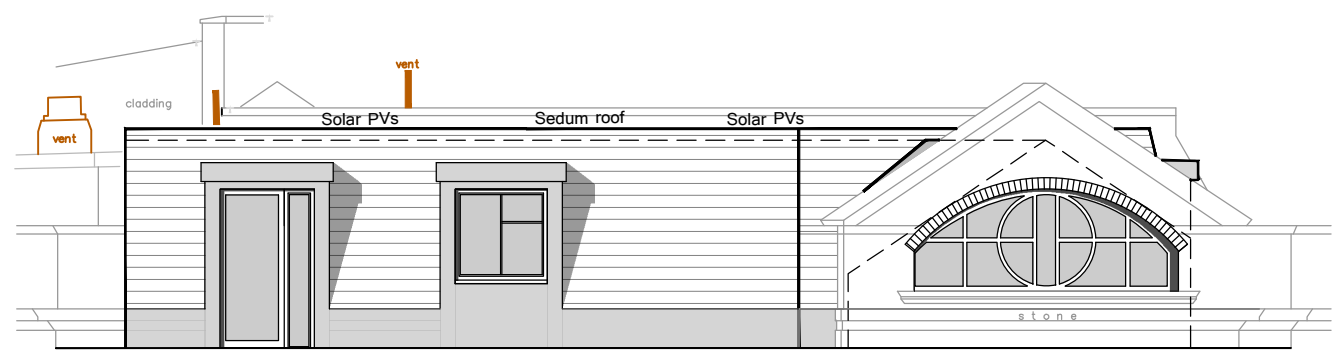


Proposed First Floor Plan
1:100

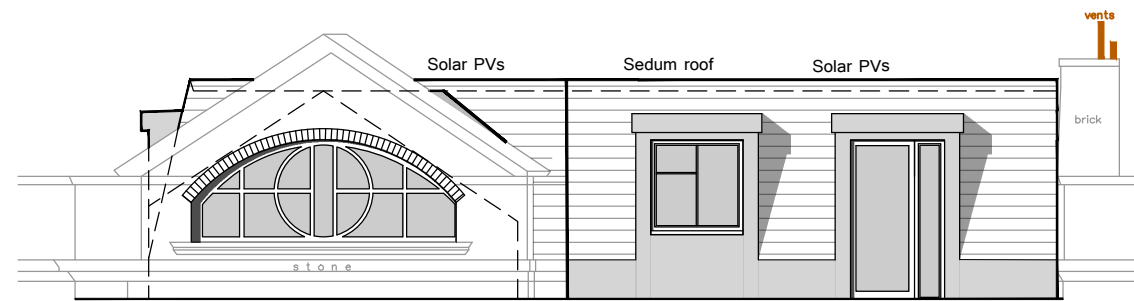


UNIT1 = 49.23m2
UNIT1 = 142.77m3 volume
UNIT2 = 64.57m2
UNIT2 = 187.25m3 volume

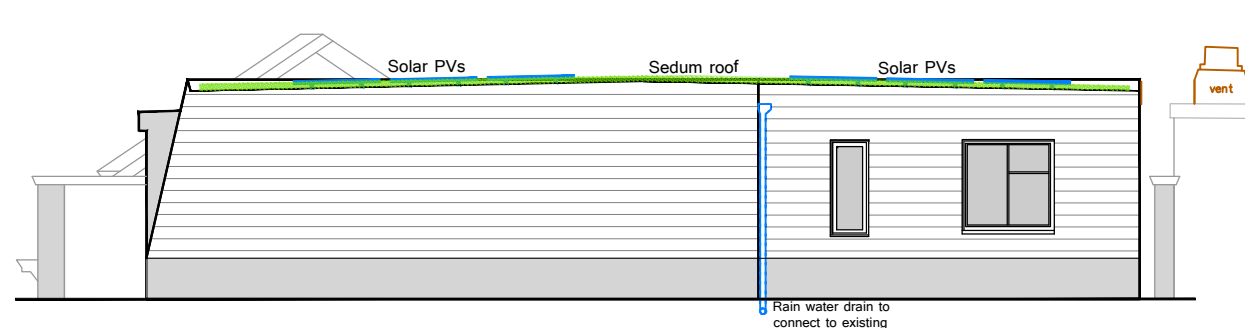
Proposed Second Floor Plan
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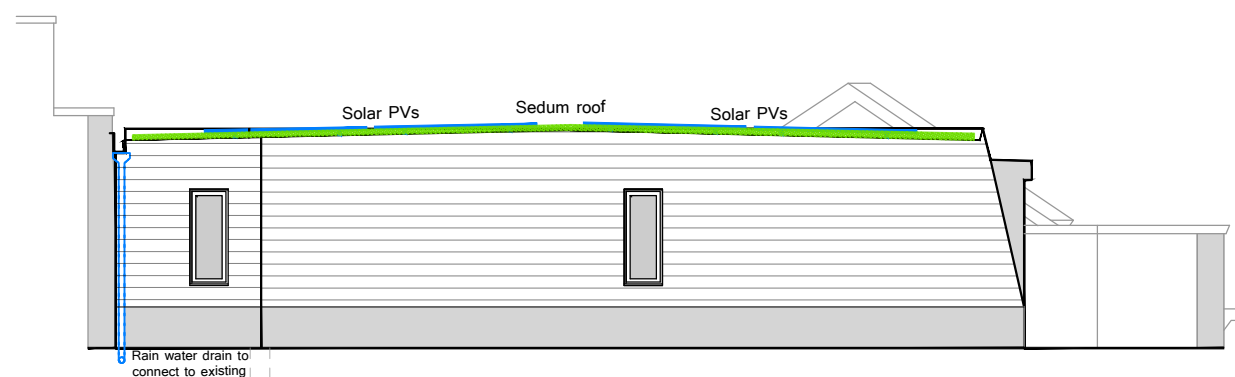
Proposed Front Elevation-A
1:100



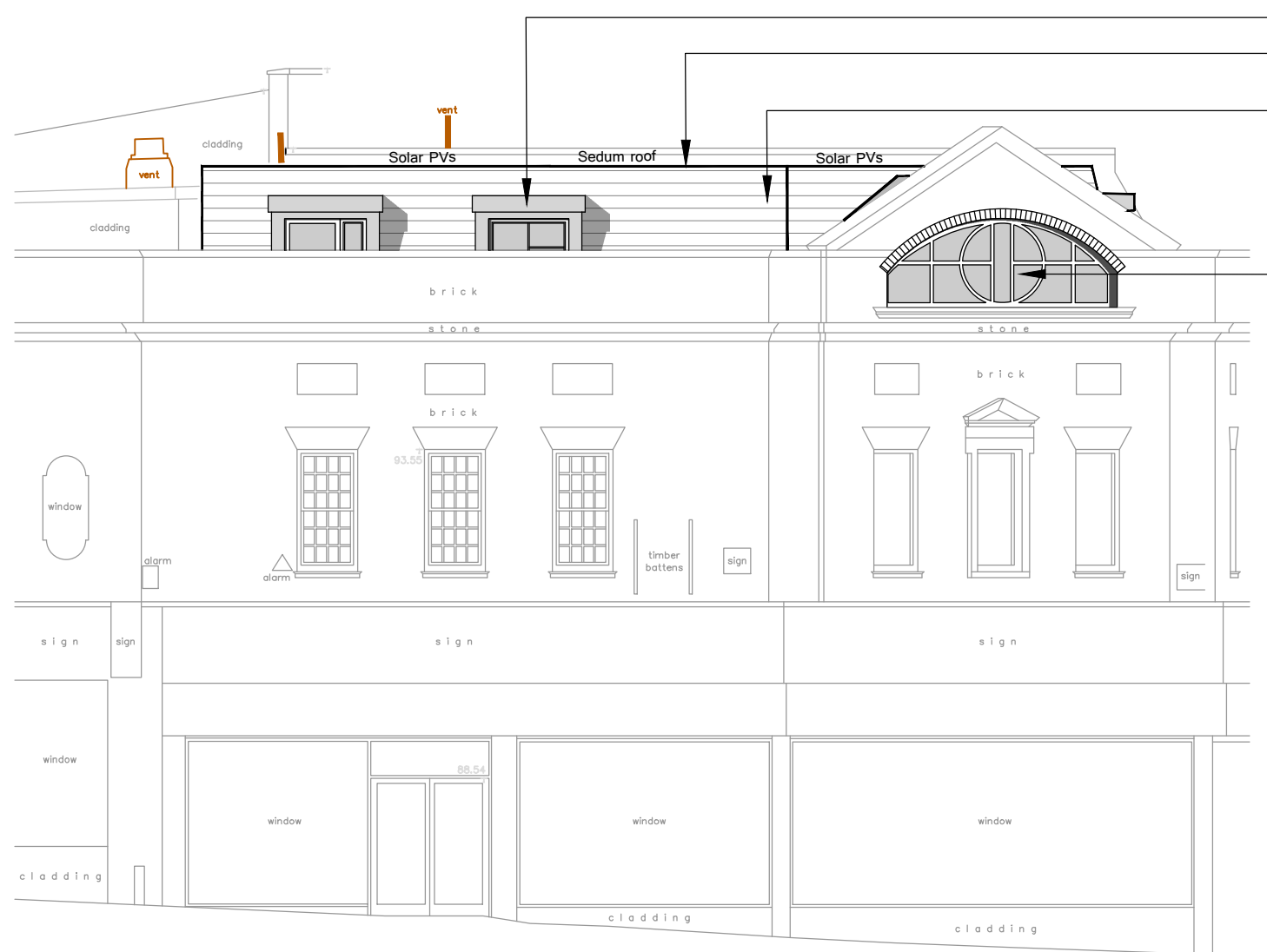
Proposed Front Elevation-B
1:100



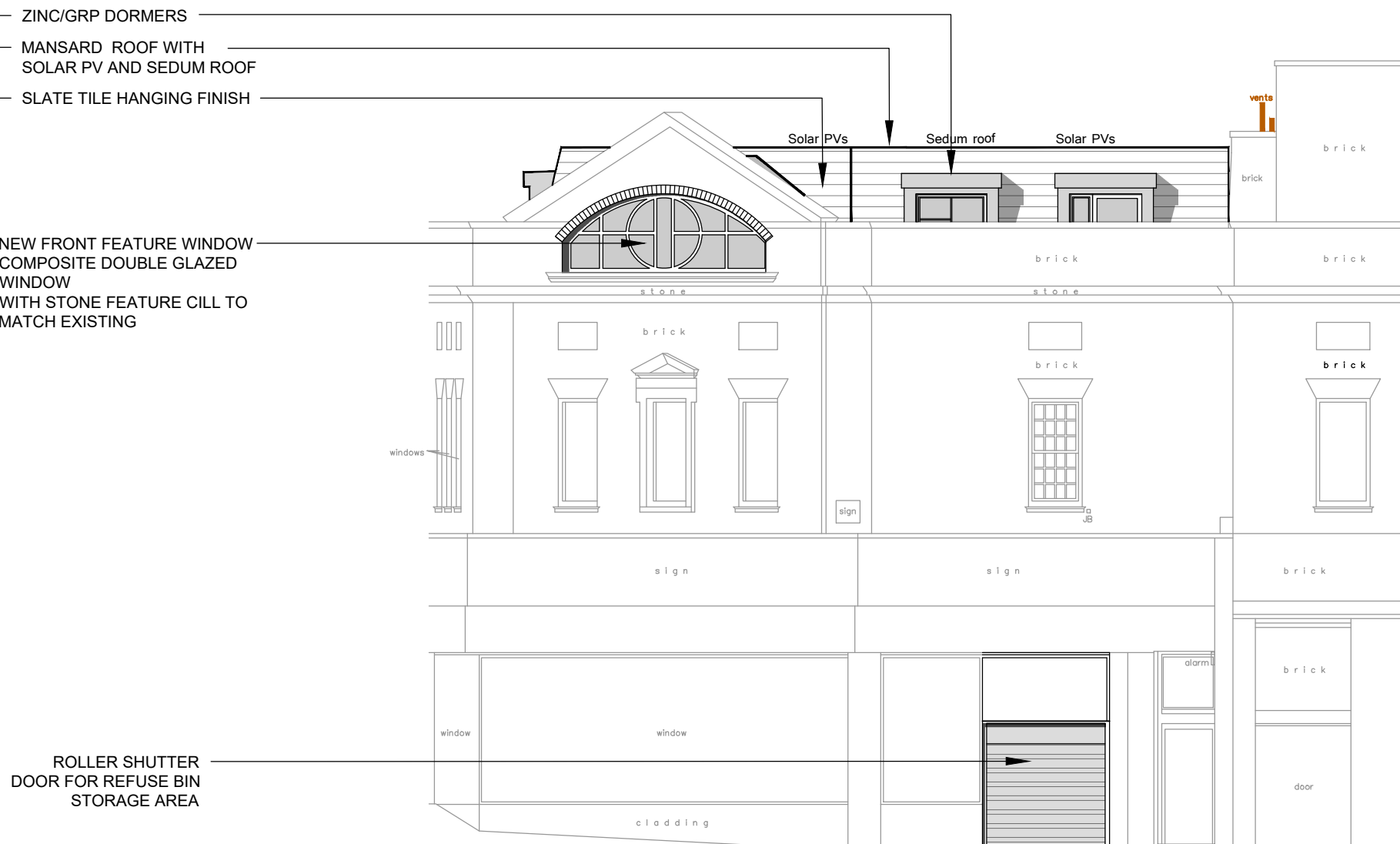
Proposed Elevation-C
1:100



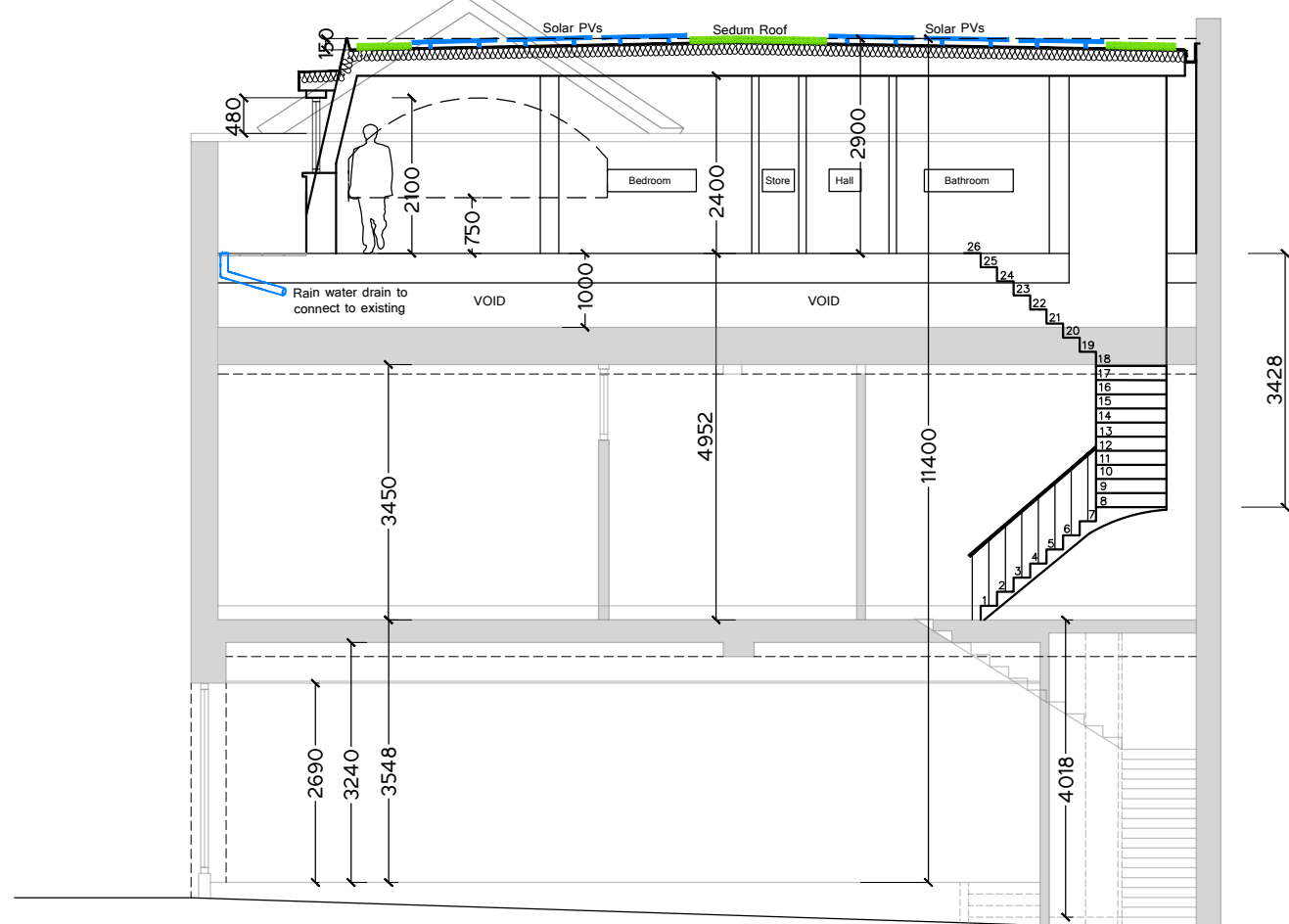
Proposed Elevation-D
1:100



Proposed Front Elevation-A
1:100



Proposed Front Elevation-B
1:100

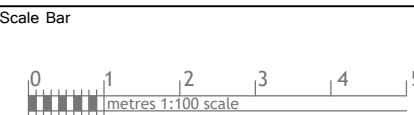


Proposed Section
1:100

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
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Aylesbury, HP20 1SH

Drawing Title
Proposed Floor Plans, Elevations &
Proposed Section

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-	XX/XX/2023	-