



## Units 3 & 7 Townsend Piece

Bicester Road, Aylesbury, HP19 8BQ

### **FREEHOLD INDUSTRIAL UNITS FOR SALE**

**2,030 sq ft**  
(188.59 sq m)

- B2/Motor Trade Use
- 2 single storey industrial units within a terrace of 8
- Located on a small development with a number of industrial, commercial and trade counter type uses.
- Direct access from the A41 Bicester Road, within half a mile north west of Aylesbury town centre.

# Units 3 & 7 Townsend Piece, Bicester Road, Aylesbury, HP19 8BQ

## Summary

<b>Available Size</b>	2,030 sq ft
<b>Price</b>	Offers in excess of £550,000
<b>Rates Payable</b>	£5,239.50 per annum 2023
<b>Rateable Value</b>	£10,500
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	D (87)

## Description

INDUSTRIAL UNITS FOR SALE. Units 3 & 7 Townsend Piece are modern, single storey industrial units within a terrace of eight and are conveniently located with direct access from the A41 Bicester Road, half a mile north west of Aylesbury town centre. Townsend Piece comprises a small development with a number of industrial, commercial and trade counter type uses. Unit 3 is 980 sq ft with car park space. Unit 7 measures 1050 sq ft with car parking and is available for sale freehold with vacant possession. (option to purchase business) to be discussed.

Both units are available for sale as a whole.

## Location

Conveniently located within the Townsend Piece Development with direct access from the A41 Bicester Road, within half a mile north west of Aylesbury town centre. Townsend Piece comprises a small development with a number of industrial, commercial and trade counter type uses. 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. The town is situated on the junctions of 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 town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

## Business Rates

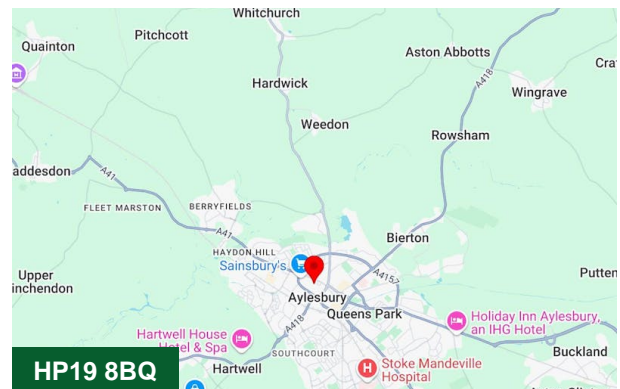
£10,500 for each Unit

## EPC

D99 - Unit 3. D87 Unit 7.

## 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



**James Garvey**

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