



10A Weston Road

Aston Clinton, Aylesbury, HP22 5EG

**FREEHOLD
RETAIL/OFFICE
FOR SALE**

1,428 sq ft
(132.67 sq m)

- Carpeting and wooden flooring throughout
- Single electric supply to the property with check meters for each floor
- Gas boiler heating
- Spot lighting
- Access to the rear courtyard
- Fitted fire and intruder alarms.

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Summary

Available Size	1,428 sq ft
Price	Offers in excess of £375,000
Rateable Value	£12,900 GF £6,800. FF £6,100. 2023
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property is a period brick built building set within a terrace of residential properties.

The ground floor has a large glazed frontage, entrance lobby with office/retail space, WC, kitchen and store to the rear.

The first floor benefits from a large office to the front elevation, store room, WC and rear office currently used as a beauty salon.

The property has gas boiler to radiators, spot lights, a mixture of carpeting and original wooden flooring. There is also single electric supply to the property with check meters for each floor, fire Alarm and Intruder Alarms fitted.

The property will be for sale with vacant possession and could be suitable for a range of uses, including residential conversion subject to planning.

Location

The property is located fronting Weston Road close to the junction with London Road in Aston Clinton.

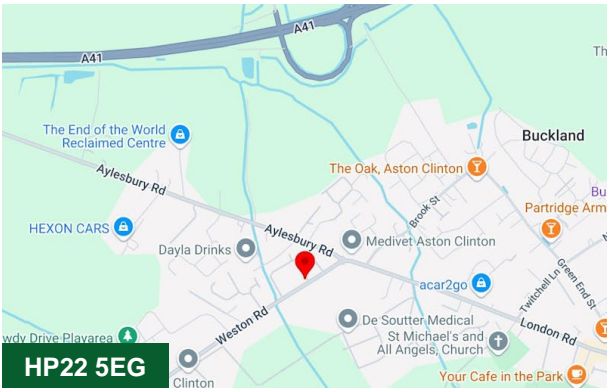
Aston Clinton is located close to the main A41 road between Tring & Aylesbury, approx 4 miles east of Aylesbury. Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. Close to the A41 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 for sale freehold with vacant possession.

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.



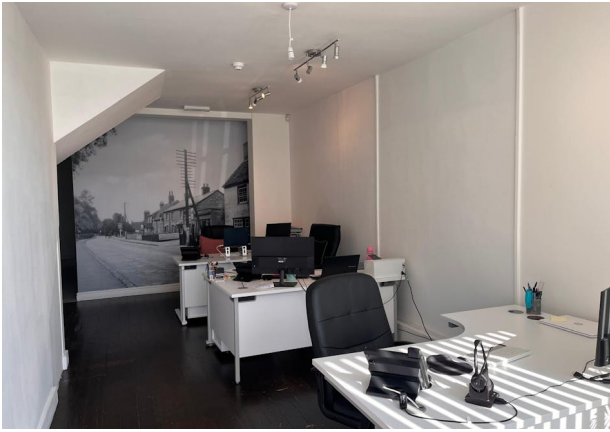
Viewing & Further Information



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10a Weston Road
Approx 1m sq grid shown

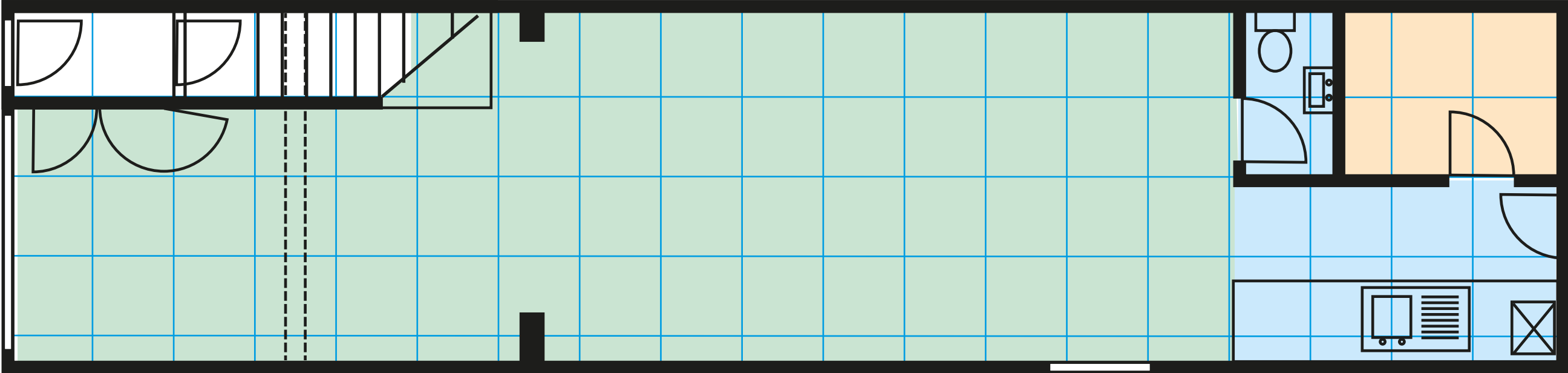
Shop

Office

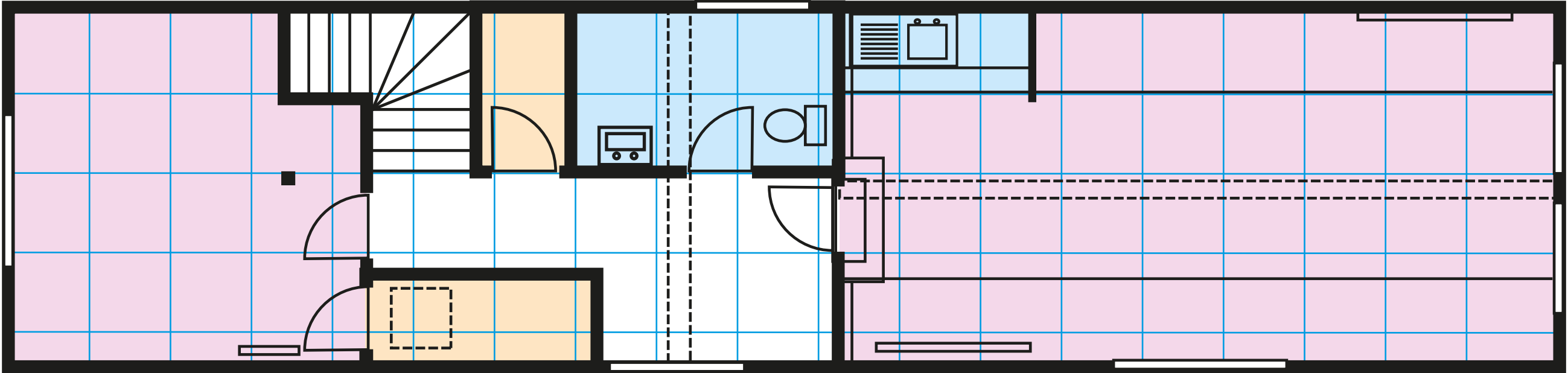
Store areas

Kitchen / WC

Hallways



Ground floor



First floor