

FREEHOLD RETAIL & RESIDENTIAL PREMISES FOR SALE / TO LET

**Ideal House
Exchange Street
Aylesbury
Bucks, HP20 1QY**



**PROMINENT TOWN CENTRE RETAIL / SHOWROOM PREMISES
AVAILABLE WITH VACANT POSSESSION FREEHOLD OR LEASEHOLD**

WITH RESIDENTIAL UPPER PARTS LONG LEASEHOLD INVESTMENT

**SUITABLE FOR A VARIETY OF USES UNDER CLASS E SUCH AS RESTAURANT /
CAFÉ / RETAIL / EDUCATIONAL / MEDICAL**

Business Rates Relief May Apply

LOCATION

The property is very prominently located fronting Exchange Street in Aylesbury town centre at the entrance to Exchange Street Car Park. Furthermore, it is opposite a multi-storey car park and Waitrose together with the Waterside Theatre. The town centre shops including Friars Square and Hale Leys Shopping Centres are close by.

DESCRIPTION

The building comprises the freehold of the whole of this four storey building which contains showroom accommodation on the ground floor, with six self-contained flats situated on the upper floors that have been sold off on long leases. The premises have a wide frontage with a return frontage to Exchange Street Car Park.

The showroom accommodation is currently used to display bathrooms but can be opened out to provide mainly open plan accommodation and would suit a variety of different uses subject to obtaining the necessary consents where required. There is extensive pay and display parking adjoining the property and each flat has a parking permit.

Vacant possession of the ground floor accommodation will be available on completion of a sale. The ground floor retail unit is also available to let and is suitable for a variety of uses under Class E including restaurant/café, educational, medical, crèches / day centres.

ACCOMMODATION

The premises provide the following accommodation measured on an approximate gross internal area basis: -

Ground Floor Retail:	2,595 sq. ft / 241.08 sq.m
First Floor:	2 x 2 bedroom flats
Second Floor:	2 x 2 bedroom flats
Third floor:	2 x 2 bedroom flats

The six self-contained residential flats in the upper parts have all been sold off on long leases. Full details are available on request.

PRICE

Our clients seek offers in excess of £625,000, plus VAT if applicable.

RENT

£49,950 per annum plus VAT for a new full repairing and insuring lease for a term to be agreed for the ground floor retail unit.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2023 of £10,750 for the ground floor premises. Rate in the £ for 23/24 is 49.9p. Business rates relief may apply

ENERGY PERFORMANCE RATING

Retail Unit	Flat 1	Flat 2	Flat 3	Flat 4	Flat 5	Flat 6
D-81	E-41	E-53	E-52	TBC	D-58	TBC

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:-



Phillip Mawby / Tom Good
Email: phillipm@dbk.co.uk / tomg@dbk.co.uk
Telephone: 01494 450951



EG Radius Leaderboards



SITE PLAN



These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.