Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS
commercial property
land and new homes

For Sale

Frederick Street, Waddesdon, Aylesbury, HP18 0LU

Two Industrial / Workshop Buildings In The Village Centre On A Site Of 0.315 Acres Just Off The A41

Size: 5,155 Sq Ft
Price: Price On Application

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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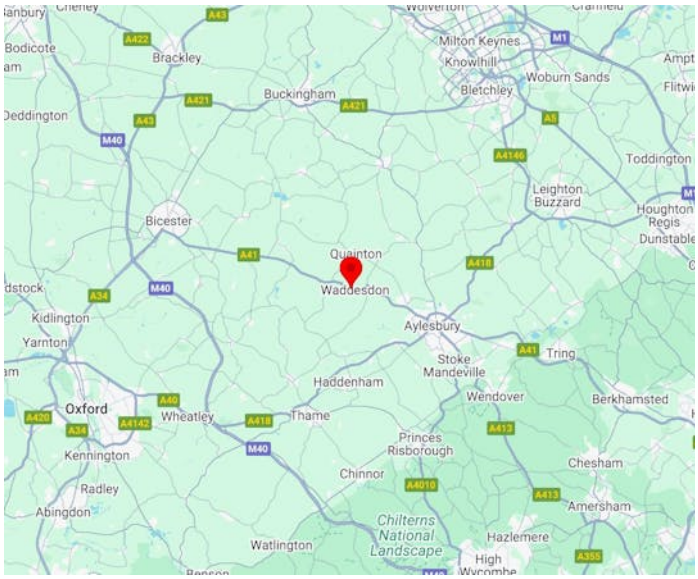

Features:

- Investment / occupational & possible development opportunity STP
- Industrial / workshop units totalling 5,155 Sq ft GIA
- Scope for alternative uses subject to planning
- Part income producing part vacant

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property is situated near the entrance to Frederick Street, in the centre of Waddesdon. The village is located approximately 6 miles from Aylesbury and 11 miles from Bicester.

Description

An excellent opportunity to acquire a freehold industrial site comprising two buildings, one let and one vacant, totalling 5,155 Sq ft GIA. There is the opportunity for continuation of the existing use, or scope for alternative uses subject to planning.

The rear workshop / warehouse building measures 3,455 Sq ft GIA, is currently vacant and requires refurbishment.

The 2 storey front barn building measures 1,700 Sq ft GIA and is let on a short term basis at £10,000 per annum.

Rates

The property falls within the Aylesbury Vale District Council for rates purposes.
Workshop RV: £13,750
Barn RV: £9,400
Rates payable can be affected by transitional arrangements.

Terms

FREEHOLD

Price on application. VAT not applicable.

Subject to contract

The Barn is let on a short term tenancy further details on request.

Viewings

Strictly by appointment via Fields.

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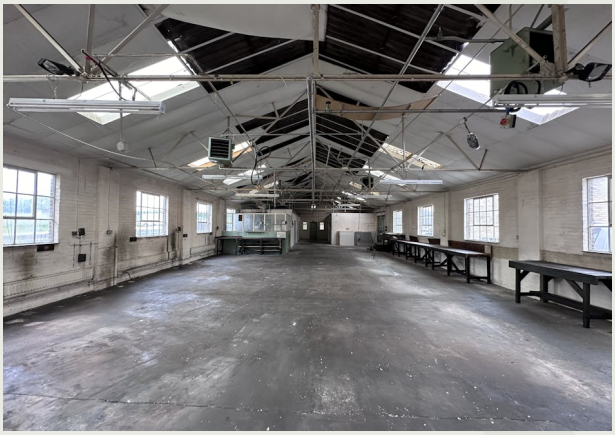

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