

Former Co-Op Foodstore | For Sale |  
West Street | Steeple Claydon |  
Buckingham | MK18 2NS

Convenience Store Opportunity |  
Potential for Alternative Uses



### Summary

- Former convenience store use
- Potential for alternative uses including restaurant, pub, health & fitness, medical & leisure, subject to planning
- Prominent corner position
- Side loading access
- Freehold available

Former Co-Op Foodstore | West Street | Steeple Claydon | Buckingham | MK18 2NSP

### Location

Steeple Claydon is one of the largest villages in the Aylesbury Vale in Buckinghamshire, situated approximately 4 miles south of Buckingham, 4.5 miles west of Winslow and 7 miles northwest of Waddesdon.

The subject property is located on the corner of West Street sitting centrally within the village. Nearby occupiers include a bakery, post office, hairdressers, fish & chip shop, chinese takeaway, dentist and doctors surgery.

### Description

Trading as a former Co-op foodstore the subject property is arranged over ground and first floors.

The unit has an extensive frontage and benefits from a secure roller shutter and has been stripped of the fixtures and fittings. There is no dedicated parking but good on street parking.

### Accommodation

Internal width	14.92 m	48 ft 9 ins
Built depth	13.74 m	45 ft 1 in
Ground floor	164.10 Sq.m	1,766 Sq.ft
First floor	99.40 Sq.m	1,070 Sq.ft
Total area	263.60 Sq.m	2,836 Sq.ft
Rear yard	Unmeasured	

### Terms

Offers are invited for the Freehold with a guide price of £475,000 plus VAT if applicable.

### Business rates

The VOA website shows that the new Rateable Value from April 2023 will be £10,750.

For rates payable please refer to the Local Charging Authority, Central Bedfordshire Council – 0300 300 8011.

### EPC

An EPC has been commissioned and the results are awaited.

### Legal costs

Each party to be responsible for their own legal fees and other costs incurred in this transaction.



### Contact

Ollie Elderfield  
07548 098881  
ollie.elderfield@brasierfreeth.com

Or joint agent  
Matt Howson  
Innes England

Damian Sumner  
07974 085738  
damian.sumner@brasierfreeth.com

VIEWINGS - Strictly by appointment

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  - Identification and verification of ultimate beneficial owners
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