



**Commercial Property Consultants**

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**PROPERTY PARTICULARS**

**FREEHOLD RETAIL & RESIDENTIAL PREMISES  
FOR SALE / TO LET**

Ideal House  
Exchange Street  
Aylesbury  
Buckinghamshire  
HP20 1QY



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

**WITH RESIDENTIAL UPPER PARTS LONG LEASEHOLD INVESTMENT**

**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 comprises 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.

## **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 as summarised below:

- Flat 1 (first floor), 25th March 1982 – 24th March 2206
- Flat 2 (first floor), 25th March 1982 – 24th March 2081
- Flat 3 (second floor), 25th March 1982 – 24th March 2081
- Flat 4 (second floor), 25th March 1982 – 24th March 2081
- Flat 5 (third floor), 25th March 1982 – 24th March 2232
- Flat 6 (third floor), 25th March 1982 – 24th March 2081

## **PRICE**

Our clients seek offers in excess of £650,000, plus VAT if applicable.

## **RENT**

£55,000 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**

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# SITE PLAN

