

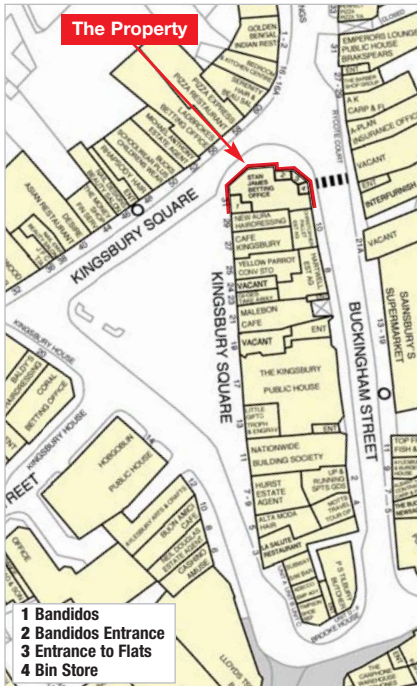
Aylesbury

31-33 Kingsbury Square

Buckinghamshire

HP20 2JA

- Freehold Shop and Restaurant Investment
 - Let to Stanjames (Abingdon) Ltd on a lease expiring in 2023
 - Comprises a Stanjames Bookmakers and a sublet restaurant on part ground floor and basement
 - Eight adjacent buildings with 115' overall frontage
 - Popular location in Aylesbury town centre
 - Rent Review 2013
 - Total Current Rents Reserved
- £55,700 pa**



Kingsbury Square Frontage



Buckingham Street Frontage

Tenure
Freehold.

Location

The attractive market town of Aylesbury has a population in excess of 58,000 and is located on the northern side of the Chiltern Hills, 36 miles north-west of Central London. The town is served by the A41, which provides direct access to the M25 and M40 motorways, also the A413 and A418 roads.

The property is situated in the town centre and benefits from retail frontages to Kingsbury Square and Buckingham Street. Occupiers close by include Coral, Ladbrokes, Pizza Express, Prezzo, KFC, Perfect Pizza, Pizza Hut, Sainsbury's and Nationwide together with a range of pubs, cafés and local occupiers.

Description

This Grade II Listed property comprises 8 adjacent buildings arranged on basement, ground and two upper floors which have been amalgamated to provide a large shop unit which is presently used as a bookmakers with entrances on Kingsbury Square and Buckingham Street, together with a further small shop unit on the ground floor.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Stanjames (Abingdon) Ltd (1)	Overall Building Frontage 35.3 m (115') Stanjames Unit 21.90 m (72' 0") Total Gross Frontage 17.45 m (57' 3") Shop & Built Depth 4.30 m (14' 2") Small Shop Unit (sub-let) (2) 1.45 m (4' 9") Gross Frontage 128.95 sq m (1,388 sq ft) Basement Restaurant (sub-let) (2) Bin Store 3.10 m (10' 2") Gross Frontage 2.65 m (8' 8") Built Depth	15 years from 21.11.2008 Rent review every 5th year FR & I	£55,000 p.a.	Rent Review 2013
First & Second Floor	Kingsbury Court Properties Ltd	First & Second Floor comprising Seven Self-Contained Flats	7 leases each for a term of 999 years	£700 p.a. in Total	

(1) For the year ended 31st December 2010, Stanjames (Abingdon) Ltd reported a turnover of £79,261m, a pre-tax loss of £1,642m (2009 £4,86m profit) and a net worth of £14,959m. (Source: riskdisk.com 03.01.2012). They trade from 67 units in the UK. (Source Website: www.stanjamesshops.com)
 (2) The ground floor kiosk and basement are sub-let to Los Bandidos Ltd at a current rent of £20,000 p.a. on a 10 year lease which commenced February 2011.

Total £55,700 p.a.



Kingsbury Square Frontage



Buckingham Street Frontage

There is a large sub-let restaurant in the basement which has access via an independant access in Buckingham Street and from the small shop unit on Kingsbury Square. The upper floors comprise residential accommodation which has been sold on a long lease.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
 In the subject box of your e-mail, please ensure that you enter **Lot 7 Aylesbury**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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