



### 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 and also the A413 and A418 roads. The town provides extensive shopping facilities centred on the Friars Square and Hale Leys Shopping Centres, which are situated either side of the Market Square a short distance from the property.

The property is well situated within the town centre, being on the pedestrianised section of the High Street, opposite Hale Leys Shopping Centre and close to WH Smith and Marks & Spencer.

Occupiers close by include McDonald's, Santander, Clarks, Costa, Specsavers and Greggs.

### Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop with basement storage accommodation. The second floor provides office accommodation and the first floor provides further ancillary office and storage accommodation both benefitting from a self-contained entrance at the front. Access to the first floor is also available from the ground floor shop. There is a (de-commissioned) lift serving the upper floors. To the rear is a two storey building fronting Cambridge Street, which intercommunicates with the main building.

### Planning

The second floor offices may have residential conversion potential, subject to obtaining all the relevant consents. All enquiries should be referred to Aylesbury Vale District Council. [www.aylesburyvalcdc.gov.uk](http://www.aylesburyvalcdc.gov.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

| No.                   | Present Lessee                    | Accommodation  | Lease Terms   | Current Rent<br>£ p.a.  | Next Review/<br>Reversion |
|-----------------------|-----------------------------------|--|---|---|---------------------------|
| Ground & First Floors | The Royal British Legion Club (1) | Gross Frontage 21.50 m<br>Basement 57.50 sq m<br>Ground Floor 224.00 sq m<br>First Floor 201.00 sq m<br>Ground Floor (Rear) 39.00 sq m<br>First Rear (Rear) 28.00 sq m | (70' 6")<br>(619 sq ft)<br>(2,411 sq ft)<br>(2,164 sq ft)<br>(420 sq ft)<br>(301 sq ft) | 10 years from 15.09.2014<br>Rent review every 5th year<br>FR & I by way of service charge | £59,000 p.a.              |
| Second Floor          | Vacant                            | Second Floor Office (2)  | 100.80 m<br>(1,085 sq ft)   | -   | -                         |

(1) The Royal British Legion helps past and present members of the armed forces and their families all year round. It was formed in 1921. They currently operate 16 High Street "Pop In Centres," 3 regional offices and 16 area offices. [www.britishelegion.org.uk](http://www.britishelegion.org.uk)  
 (2) Areas provided by the Vendor, not measured by Allsop.

**Total £59,000 p.a.**

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

**Seller's Solicitor** Lia Machado, Olswang LLP. Tel: 0207 067 3000 e-mail: [lia.machado@olswang.com](mailto:lia.machado@olswang.com)

## Aylesbury

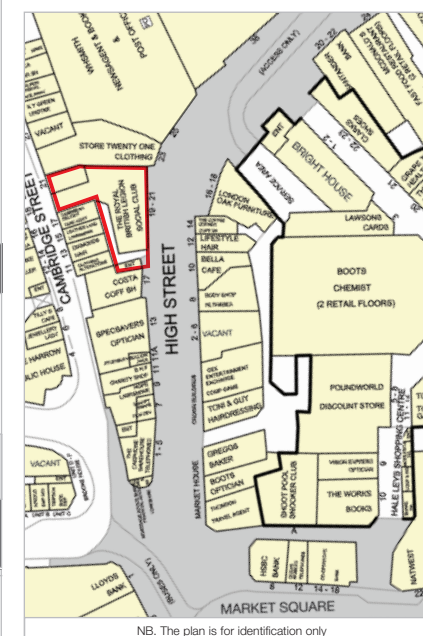
### 19/21 High Street Buckinghamshire HP20 1SH

- **Well Located Freehold Shop Investment and Vacant Office**
- Majority let to The Royal British Legion Club on a lease expiring 2024 (no breaks)
- Pedestrianised town centre location close to WH Smith, Marks & Spencer and opposite Hale Leys Shopping Centre
- Includes vacant second floor offices with residential conversion potential (subject to consent)
- Rent Review 2019
- Total Current Rents Reserved  
**£59,000 pa**  
**Plus vacant possession of second floor offices**

**On behalf of Insolvency Practitioners**

**Deloitte.**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only