

Aylesbury

39-41 High Street

Buckinghamshire

HP20 1SH

- **Freehold Shop and Office Investment**
 - Comprises ground floor shop with self-contained office accommodation above
 - Shop let to Lloyds Pharmacy Ltd on a lease expiring 2023 (1)
 - Town centre location adjacent to Marks & Spencer, opposite McDonald's
 - Potential for residential use on upper floor (2)
 - Shop Rent Review 2018
 - Total Current Rents Reserved
- £59,000 pa**

SIX WEEK COMPLETION AVAILABLE



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.

This prominent corner property is situated on the north side of High Street at the start of its pedestrianised section, at its junction with Britannia Street. Occupiers close by include Marks & Spencer (adjacent), WH Smith, Santander, McDonald's, Poundland, Cancer Research UK, Coral, British Heart Foundation and Oxfam. The entrance to the Hale Leys Shopping Centre is some 40 metres from the property, where occupiers include Boots, Poundworld, Thomas Cook, BrightHouse, Clarks and Accessorize, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained office accommodation above which is accessed from Britannia Street.

VAT

VAT is applicable to this lot.

Redevelopment (2)

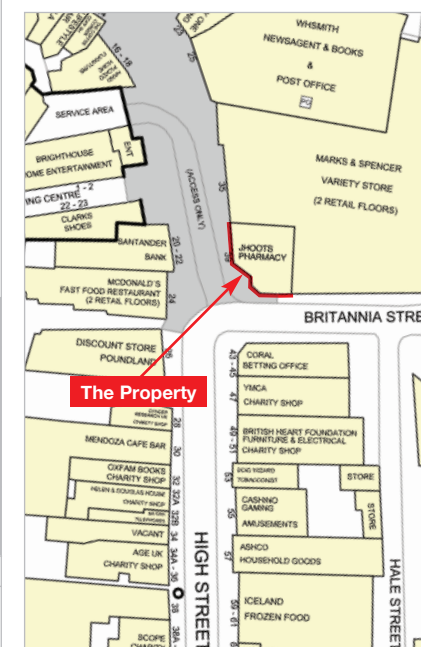
The upper floor may provide an opportunity for change of use to residential subject to the existing leases and the necessary consents.
www.aylesburyvaldc.gov.uk

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Lloyds Pharmacy Limited (1)	Ground Floor	10 years from 13.12.2013 Rent review in 5th year FR & I	£50,000 p.a.	Rent Review 2018
		First Floor			
		Total			
First	Banks and Levett Limited (Care Providers)	Part First Floor Offices	3 years from 31.08.2017 Tenant break clause 28.02.2019 FR & I	£9,000 p.a.	Reversion 2020

(1) No of branches: 1,500. Website Address: www.lloydspharmacy.com
For the year ended 31st March 2017, Lloyds Pharmacy Ltd reported a turnover of £2,152,130,000, a pre-tax loss of £148,824m and a net worth of £17,300m. (Source: Experian 18.04.2018.)
An assignment to J Hoots Pharmacy Ltd with an AGA from Lloyds Pharmacy Ltd, has been agreed subject to completion.
NB. Areas provided by Vendor.

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 Ms K Clark, Simmons and Simmons. Tel: 0207 628 2020 e-mail: karen.clark@simmons-simmons.com