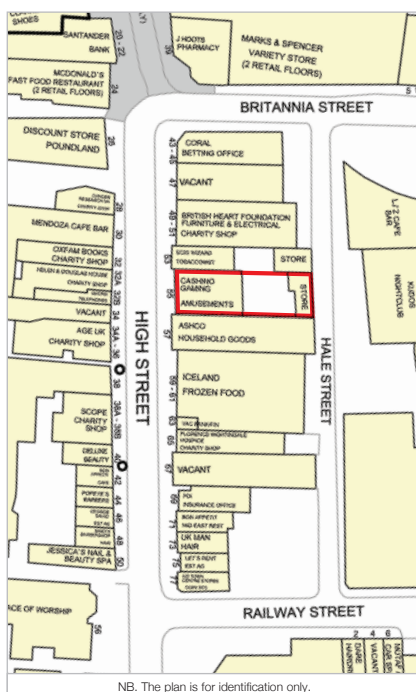


Aylesbury

55 High Street and 1C, 1D, 1E, 1F Hale Street (HP20 1SB) Buckinghamshire HP20 1SA

- Freehold Shop and Residential Investment
- Comprising a shop with four flats let on Assured Shorthold Tenancies
- Attractive market town location
- Shop let to Beacon Bingo Ltd (t/a Cashino) until 2030 (1)
- No VAT applicable
- Shop Rent Review 2020
- Total Current Rents Reserved **£86,320 pa**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.



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. 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 situated on the north side of High Street, between its junctions with Railway Street and Britannia Street, and backs onto Hale Street. Occupiers close by include Marks & Spencer, Iceland, Coral Betting, Age UK, McDonald's, Cancer Research UK and Santander amongst many other traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with four self-contained flats above. The flats are accessed from Hale Street to the rear. Two of the flats are located directly above the shop over first and second floors, and the remaining two flats are towards the rear of the site above a ground floor store room. The property also benefits from parking for 4 vehicles, accessed via Hale Street.

VAT

VAT is NOT applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 73-110 Bands C-E (Copies available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 28 Aylesbury**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
55	Beacon Bingo Ltd (t/a Cashino)	Gross Frontage 10.75 m (35' 3") Net Frontage 8.74 m (29' 8") Shop and Built Depth 16.90 m (55' 6") Ground Floor (2) 160.90 sq m (1,732 sq ft)	20 years from 11.02.2010 Rent review every 5th year Break option 2020 (1) FR & I	£52,000 p.a.	Rent Review 2020
Flat 1C	Individual	Second Floor – Room, Kitchen, Bathroom	12 months Assured Shorthold Tenancy from 29.09.2017	£7,140 p.a.	Reversion 2018
Flat 1D	Individual	First Floor – 3 Rooms, Kitchen, Bathroom	12 months Assured Shorthold Tenancy from 30.09.2017	£9,540 p.a.	Reversion 2018
Flat 1E	Individual	First and Second Floor Duplex Flat – 2 Rooms, Kitchen/Lounge, Bathroom	12 months Assured Shorthold Tenancy from 03.08.2017	£8,340 p.a.	Reversion 2018
Flat 1F	Individual	First and Second Floor Duplex Flat – 2 Rooms, Kitchen/Lounge, 2 Bathrooms	12 months Assured Shorthold Tenancy from 07.10.2017	£9,300 p.a.	Reversion 2018

(1) There is an option to break in the tenth year of the term.
(2) Floor areas taken from www.voa.gov.uk

Total £86,320 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 S Dunning, Blaser Mills. Tel: 01494 478627 e-mail: smd@blasermills.co.uk

