

Aylesbury

Rycote Court & Bakery House

23/29 Buckingham Street
Buckinghamshire
HP20 2LA

- **Freehold Shop and Dental Investment Plus Vacant Offices**
- Comprising an unbroken parade of 5 shops with self-contained offices above and rear car park
- Attractive market town location, close to Sainsbury's and Pizza Express
- Potential to convert upper floors to residential use (1)
- Total Current Rents Reserved

£82,500 pa
plus vacant offices

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 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 located on the east side of Buckingham Street, opposite its junction with Kingsbury Square.

Occupiers close by include Sainsbury's Local, Pizza Express, Betfred, KFC and Prezzo. The pedestrianised High Street is a short distance to the south, where occupiers include Marks & Spencer, WH Smith, Costa Coffee, Specsavers, Bonmarché, Lloyds, Boots and Greggs, amongst many others.

Description

This substantial property is arranged on ground, first and part second floors to provide an unbroken parade of five ground floor shops, each benefitting from rear access. The first floor at Rycote Court provides self-contained office accommodation whilst the first floor at Bakery House is a dental surgery and the second floor is office accommodation. The property benefits from car parking to the rear.

Planning (1)

The upper floors may lend themselves to residential redevelopment, subject to any existing leases and obtaining all necessary consents. All enquiries should be made to Aylesbury Vale District Council. Website Address: www.aylesburyvaledc.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Unit 1 – Rycote Court	A Plan Holdings (1)	Gross Frontage	7.00 m	(22' 11")	10 years from 01.01.2013 Rent review every 5th year FR & I	£18,000 p.a.	Rent Review January 2018
		Net Frontage	5.35 m	(17' 6")			
		Shop Depth	20.75 m	(68' 1")			
		Built Depth	23.10 m	(75' 9")			
		Ground Floor	139.75 sq m	(1,504 sq ft)			
Unit 2 – Rycote Court	DTW Associates Ltd (t/a Cash & Cheque Express) (2)	Gross Frontage	6.15 m	(20' 2")	10 years from 07.12.2012 Rent review every 5th year FR & I (Rent deposit of £5,278 held)	£17,500 p.a.	Rent Review December 2017
		Net Frontage	5.25 m	(17' 3")			
		Shop Depth	23.40 m	(76' 9")			
		Built Depth	25.45 m	(83' 6")			
		Ground Floor	140.10 sq m	(1,508 sq ft)			
Unit 3 – Rycote Court	I & K Prestige Food Ltd (3)	Gross Frontage	7.05 m	(23' 2")	10 years from 05.09.2014 Rent review every 5th year FR & I (Rent deposit of £4,812 held)	£16,000 p.a.	Reversion 2024
		Net Frontage	5.25 m	(17' 3")			
		Ground Floor (5)	166.00 sq m	(1,787 sq ft)			
1st Floor – Rycote Court	Vacant	First Floor (5)	189.20 sq m	(2,037 sq ft)			
Unit 4	Jayne Molloy	Gross Frontage	5.35 m	(17' 6")	10 years from 01.08.2017 Rent review every 5th year FR & I Tenant option to determine August 2022	£12,000 p.a.	Rent Review 2022
		Net Frontage	4.15 m	(13' 7")			
		Shop and Built Depth	11.45 m	(37' 7")			
		Ground Floor	52.05 sq m	(560 sq ft)			
Unit 5	Ray Childs Aylesbury Ltd	Gross Frontage	5.70 m	(18' 8")	10 years from 25.01.2016 Rent review every 5th year FR & I Mutual option to determine January 2021	£9,000 p.a.	Rising to £10,000 in January 2018
		Net Frontage	4.20 m	(13' 9")			
		Shop Depth	19.60 m	(64' 4")			
		Built Depth	21.15 m	(69' 5")			
		Ground Floor (5)	94.87 sq m	(1,021 sq ft)			
1st Floor – Bakery House	Smiles Better Orthodontics Ltd (4)	First Floor (5)	105.30 sq m	(1,133 sq ft)	6 years from 24.06.2012 FR & I limited to a schedule of condition Tenant benefits from a service charge cap	£10,000 p.a.	Reversion 2018
2nd Floor – Bakery House	Vacant	First Floor (5)	109.25 sq m	(1,176 sq ft)			
Car Parking Spaces 10, 11 and 12	Vacant	3 x Car Parking Spaces					

(1) For the year ended 29th February 2016, A Plan Holdings reported a turnover of £75.035m, a pre-tax profit of £25.695m, shareholders' funds of £23.190m and a net worth of £20.936m. (Source: Experian 09.11.2017.)

(2) DTW Associates Ltd trades as Cash & Cheque Express, an established second hand goods store.

For the year ended 31st December 2016, DTW Associates Ltd reported shareholders' funds of £1.028m and a net worth of £545,548. (Source: Experian 09.11.2017.)

(3) I & K Prestige Food Ltd trades as a Polish food deli.

(4) Website Address: www.smilesbetterorthodontics.co.uk

Smiles Better Orthodontics trade from practices in Aylesbury and Thame. They were established in 1997.

(5) Not inspected by Allsop. Areas taken from www.tax.service.gov.uk

Total £82,500 p.a.