



On the instruction of FREEHOLD FOR SALE

34 MARKET SQUARE AYLESBURY, BUCKS HP20 1TW

E Class Use



Location

Aylesbury is the county town of Buckinghamshire, situated approximately 35 miles northwest of London and 12 miles from High Wycombe. The property is situated on the historic Market Square, nearby the entrance to Friars Square Shopping Centre, where occupiers include House of Fraser, Next, Café Nero, Metro Banks and Esquires. The premises are also close by the entrance to The Exchange, where occupiers include, Odeon Luxe, Wagamama, Zizzi, Rococo Lounge, Nandos and The Grill.



Description

The property comprises a substantial Georgian property, providing the following approximate floor areas;

Ground Floor	3,790sqft	352 sqm
Basement Ancillary	595sqft	55 sqm
First Floor	706sqft	66 sqm
Second Floor	552sqft	51 sqm
First Floor Sublet	2,000sqft	(Long leasehold – For Sale separately)
Rear Parking	7 – 8 spaces	

Tenure

The property is offered freehold with vacant possession of the former banking branch.

The rear first floor offices were sold on a 125 year lease commencing April 2005, which is now also for sale separately via Salter Rex. Tel: 0207 267 2071)

Price

Seeking offers over £620,000 (Six hundred and Twenty Thousand Pounds) for the former Barclays Bank.

Planning

The property is suitable for a variety of uses within the new E Class, including offices, restaurant, retail, medical and leisure. Potential for change of use, subject to planning.

Rating

The property is assessed for rates as follows:

Rateable Value £43,500

Rates Payable (24/25) £24,707

Viewing

To be arranged through JP RETAIL

James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130

