



31 High Street

Wendover, Aylesbury, HP22 6DU

**PROMINENT
RETAIL UNIT - FOR
SALE**

692 sq ft
(64.29 sq m)

- HIGH STREET LOCATION
- GARDEN AT THE REAR
- 2 BEDROOM FLAT ABOVE
- INCOME PRODUCING
- KITCHEN & WC FACILITIES
- POTENTIAL VACANT POSSESSION

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Summary

Available Size	692 sq ft
Price	Offers in excess of £550,000
Rates Payable	£4.76 per sq ft
Rateable Value	£6,600
Service Charge	N/A
VAT	To be confirmed
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

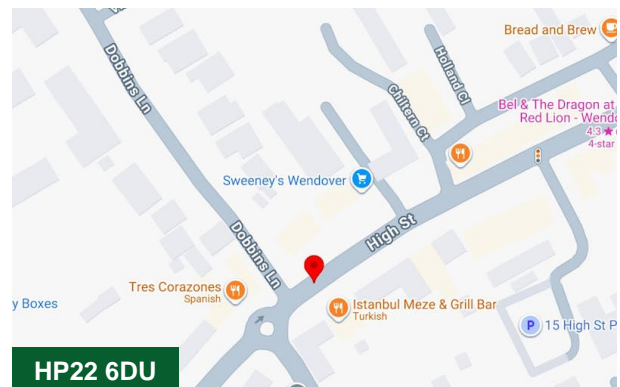
The property features a ground floor retail unit with side access to a garden and a separate entrance to the flat. Inside, the property includes a front retail area, a kitchen, and WC facilities. The current lease, which pays £15,000 per annum, expires in 2028. Additionally, there is a separate two-bedroom flat above, currently rented at £900 per month on a short-term agreement.

Location

Wendover station is approximately 2 miles distant and offers a frequent service to Marylebone (within 50 minutes) on the award winning Chiltern Line. The A41(M), 4 miles away between Aston Clinton and Tring offers a swift connection to the M25 at Kings Langley. Alternatively, the M40 can be easily accessed at Beaconsfield, High Wycombe and Lewknor (6).

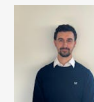
Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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Viewing & Further Information



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