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AYLESBURY

34 MARKET SQUARE, HP20 1TW

FOR SALE

FIRST FLOOR OFFICES 2,484 SQ FT (230.76 SQ M)

VALUABLE LEASEHOLD INVESTMENT



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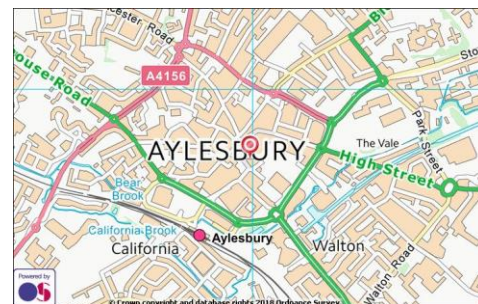
Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Location

The property is located on Market Square in the town centre of Aylesbury, the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways, all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.



Description

First Floor office accommodation in an attractive building within the prime town centre. Private ground floor entrance. The front offices overlook Market Square, and the property is within minutes' walk of all local amenities, both Hale Leys and Friars Square shopping centres, restaurants, banks etc.

Accommodation

First floor offices totalling 2,484 sq ft (230.76 sq m), with the following amenities:-

• Front offices overlooking Market Square	• Kitchenette/Breakout area
• Gas fired central heating	• Security
• Strong room/Filing room/Storage	• Part furnished with Pool Table

Tenure

Long leasehold interest ie. 125 years from April 2005 at a peppercorn rental.

The Underlease

The building is let to Homesitters Ltd on a 5 year internal repairing and insuring lease from October 2018 at a rental of £30,000 per annum, with the first 6 months rental at £6,250. The lease is drawn outside the security provisions of The Landlord & Tenant Act 1954 Part II. The tenant has agreed an initial deposit of 6 months' rent, reduced to 3 months after 2.5 years from lease commencement subject to all rent, utilities and any applicable business rates being paid on time and up to date.

Tenant Company

Homesitters Ltd (registration number 01516037) have been established for 38 years and currently have 15 employees and the overall assessment for Dunn & Bradstreet over the next 12 months is very stable condition with a strong likely hood of continued operations and a very low potential for severely delinquent payments. The balance sheet on 31.12.2017 showed a net tangible worth of £274,373 with current assets of £446,419.00.

Business Rates

Rateable Value is £7,600

Price

Offers in excess of £325,000 are sought.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information please contact:-

Chandler Garvey

Alan Chandler

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