

# Aylesbury Town Centre Freehold Restaurant Investment For Sale T/A Kuzzu



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## Location

The attractive market town of Aylesbury is the County town of Buckinghamshire, strategically situated 40 miles north west of London, 17 miles west of Dunstable, 18 miles north west of Hemel Hempstead and 24 miles east of Oxford. It is regarded as a diversified and expanding commercial and regional centre with a resident population of approximately 58,000 persons and a catchment of over 120,000. Road communications afford good access to the M1, M25 and M40 motorways and there are regular train services to London Marylebone (approximately one hour).

The importance of Aylesbury as a retail location is shown in the recent redevelopment of the Friars Shopping Centre by Unilever and Friends Provident and the large highly skilled workforce which has attracted several major occupiers including EQUITABLE LIFE, THORN EMI, ROTHMANS UK LIMITED and RAVEL LIMITED. This will continue to underline Aylesbury's status as a regional centre.

## Situation

Kingsbury Square is located within the town centre to the edge of the pedestrianised retail centre adjoining Market Square and High Street. The property is situated on the north west side of Kingsbury Square in a prominent, but secondary retail position near to the junction with Buckingham Street.

Occupiers close by include PIZZA EXPRESS, KFC, A-PLAN INSURANCE, SWINTONS, PAPA JOHNS and PREZZO in Buckingham Street

## Description

The property comprises a mid-terraced building constructed with brick elevations under a double pitched tiled roof with an extension at ground floor level.

## Planning

Situated within the central shopping area the property is not Listed but lies within Aylesbury Town Centre Conservation Area.

On the 31st May 2018, Planning Permission was granted for the Change of Use of the building from Betting Shop (Class Sui Generis) to Restaurant (Class A3) at ground floor and the conversion of the first and second floors together with a new rear extension to create 2 x 1 bed residential apartments (Class C3).

On the 6th December 2018, Planning Permission was granted for a Proposed new shop front with independent access to upper floors from Kingsbury.

## Accommodation

|                |   |            |             |
|----------------|---|------------|-------------|
| Gross Frontage | - | 21'4 ft    | 6.5 m       |
| Net Frontage   | - | 17'5 ft    | 5.3 m       |
| Shop Depth     | - | 82'0 ft    | 25.0 m      |
| Built Depth    | - | 94'9 ft    | 28.8 m      |
| Ground Floor   | - | 1785 sq ft | 165.85 sq m |
| First Floor    |   | 675 sq ft  | 62.50 sq m  |
| Second Floor   |   | 320 sq ft  | 29.80 sq m  |

|              |  |                    |                    |
|--------------|--|--------------------|--------------------|
| <b>TOTAL</b> |  | <b>2,777 sq ft</b> | <b>258.15 sq m</b> |
|--------------|--|--------------------|--------------------|

Rear access to the property is via Granville Street (off Buckingham Street) and Granville Place.

To the rear of the property is a large car park. Included within the demise is an area equivalent to seven car parking spaces. Five of these spaces have been leased in perpetuity to an adjoining owner under a conveyance dated 29th December 1971.

## Energy Performance Certificate

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 95 This is how energy efficient the building is.

A copy of the full EPC report is available upon request

## Rating Assessment

The Rateable Value is £28,000

The Uniform Business Rate for the year 2019/20 is 49.1 p in the £.

## Local Authority

Aylesbury Vale District Council  
The Gateway  
Gatehouse Road  
Aylesbury HP19 8FF

Telephone: 01296 585858



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Getmapping plc 2015. Plotted Scale - 1:1250

This map was created with Promap

## INVESTMENT DETAILS

The property is let to new Private Company, Arslan Power Limited on a full repairing and insuring lease for a term of 15 years as from the 8th March 2019 at a rent of £40,000 per annum exclusive, being subject to five yearly upward only rent reviews.

The tenants received the benefit of a six month rent free period and in which respect, the rent commencement date is the 8th September 2019.

The Tenants have paid a six months rent deposit plus VAT (£24,000)

## TERMS

### Freehold Sale Price

£585,000 exclusive of VAT Subject to Contract

### Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the purchase price.

### Legal Costs

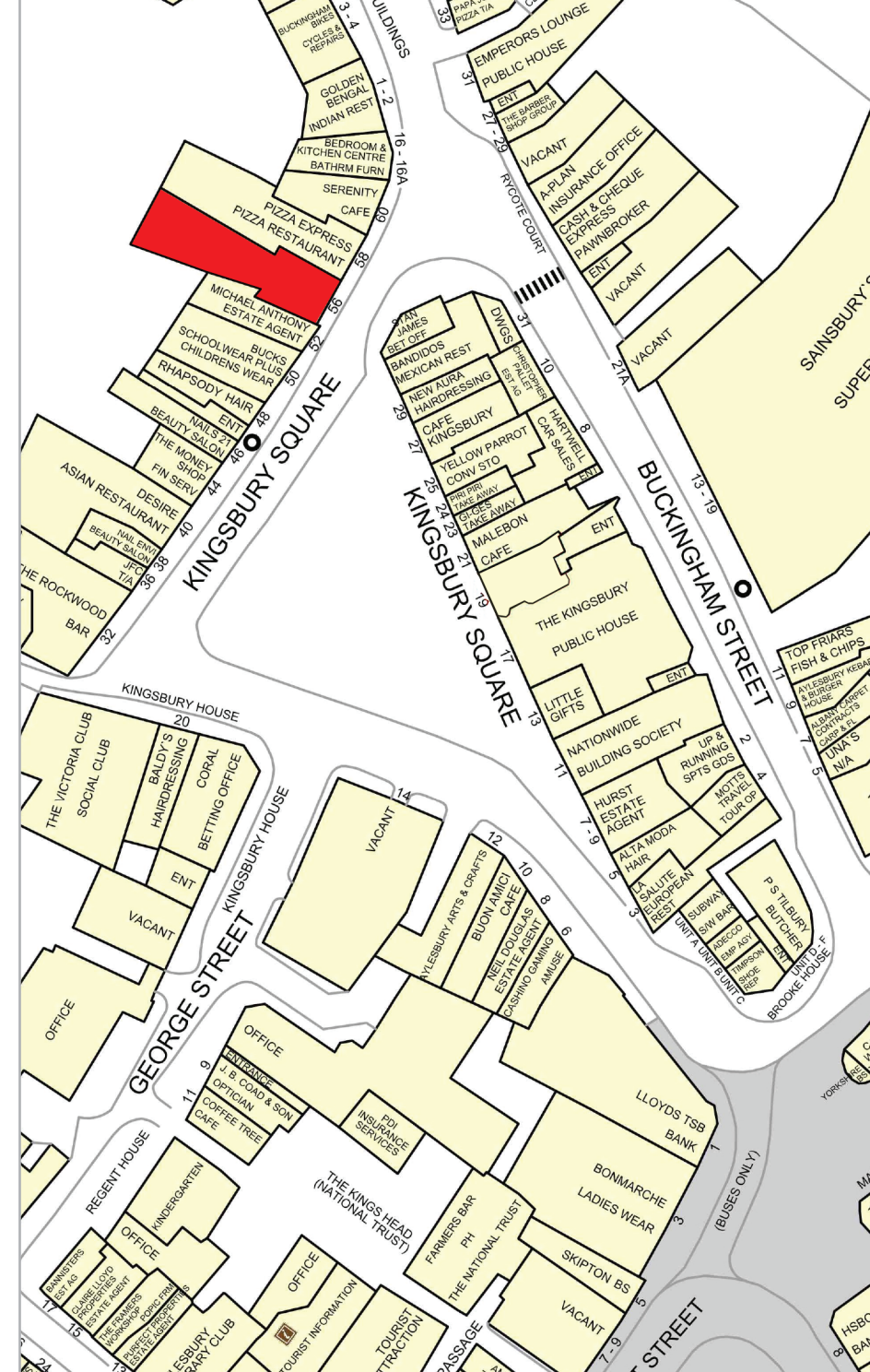
Each party is to bear their own legal costs.

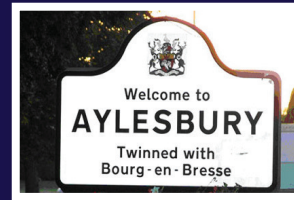
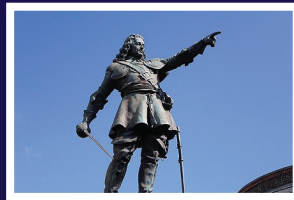
### Viewing

Strictly by appointment with the Owners Agents:  
Warrant Properties Limited, One Wellstones, Watford, Hertfordshire WD17 2AE / Telephone: 01923 230414

### Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the freehold interest of the property.





## Further Information & Contacts

December 2019

**JAMES FASAL**

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