

AYLESBURY

MARKET HOUSE, HIGH STREET

HIGH YIELDING PRIME FREEHOLD RETAIL INVESTMENT

▲ Reid

▲ Rose

▲ Gregory

CHARTERED
SURVEYORS

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Investment

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Aylesbury is the administrative centre and county town of Buckinghamshire located approximately 40 miles North West of London at the junction of the main A41 and A41A dual carriageways, providing access to the M25 and national motorway network.

Aylesbury has a resident population of approximately 70,000 persons with in excess of 100,000 persons living within a 6 mile radius and in excess of 340,000 within 12 miles.

LOCATION

The subject property occupies a highly prominent location visible from all of the main pedestrian footfall routes along the High Street and across Market Square. M&S, W H Smith and many other national multiple retailers are represented near-by. Market House lies between entrances to the Hale Leys shopping centre and the Friars Sq shopping centre is located across Market Sq.

DESCRIPTION

Originally constructed as a hotel, the property comprises a substantial block of three well-configured retail units arranged as two lock-up shops with the third unit being arranged on basement, ground and first floor. There are self-contained offices at second floor level. This accommodation is suitable for residential conversion.

Construction is of traditional brick under a recently replaced pitched slate roof.

For the approximate dimensions and net floor areas please refer to the attached schedule. Plans are available on request.

TENURE

Freehold.

TENANCIES

The property is let to three national multiple retailers, Dollond & Aitchison, National Grid (sublet to Greggs Plc) and Lunn Poly.

The total current rental income is £190,551 per annum. (Net £188,051 per annum)

For the full tenancy information please refer to the attached schedule.

COVENANTS

Financial information is available for each tenant.

PRICE

£2,120,000 (TWO MILLION ONE HUNDRED AND TWENTY THOUSAND POUNDS) producing a net initial yield of 8.5%.

VAT

The property is registered for VAT and this will be payable on the purchase price.

For further information please contact

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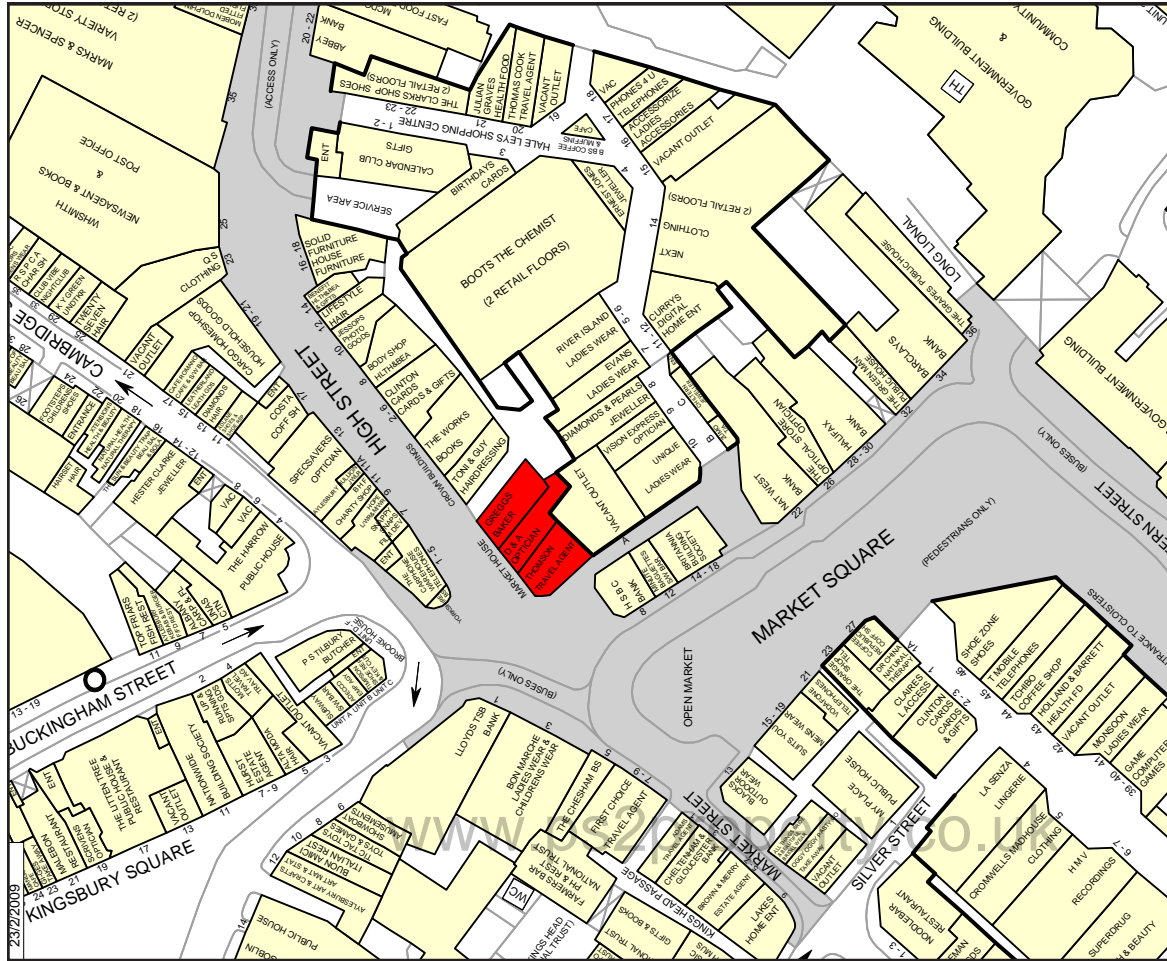
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UNIT	TENANT	FLOOR AREAS	LEASE TERMS	RENT (£2Apsf)	COMMENTS
1	National Grid Property Holdings Ltd	Ground 1305 ITZA 737	Exp 28-09-14 R/R 29-09-09	£72 000pa	Sub-let to Greggs Plc. Co-terminus lease at £46 300pa. Rent Review 29-09-09
2	Dollond & Aitchison	Ground 760 ITZA 542	Exp 21-03-15 R/R 21-03-10	£45 000pa	Currently being acquired by Boots.
3	TUI UK - t/a Lunn Poly	Ground 935 ITZA 739 Basement n/a	Exp 23-06-13	£73 551pa	
4	Vacant 2nd floor	Office 3162	n/a	£0pa	Service Charge Shortfall £2500pa. S/C
		Total Area 9173	TOTAL	£190 551pa	

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