

# FOR SALE

FREEHOLD  
INVESTMENT WITH  
PLANNING  
PERMISSION



BUCKINGHAMSHIRE

whozoo.

7-9 Kingsbury/6 Buckingham Street, Aylesbury HP20 2JA

Price £800,000



Property Type

RETAIL



Size

2,826 FT<sup>2</sup>



Tenure

FREEHOLD



Borough

BUCKINGHAMSHIRE



Planning Granted

23/00076/APP



Existing Use

CLASS E

### Tenanted



Yes

### Local Train Stations



Aylesbury (0.3 miles)  
Aylesbury Vale Parkway (2.2 miles)  
Stoke Mandeville (2.4 miles)

### Local Amenities



Aylesbury Town Centre (0.06 miles)  
Aylesbury Shopping Park (0.3 miles)  
Aylesbury Waterside Theatre (0.3 miles)

### VAT Applicable



No

### Rateable Value

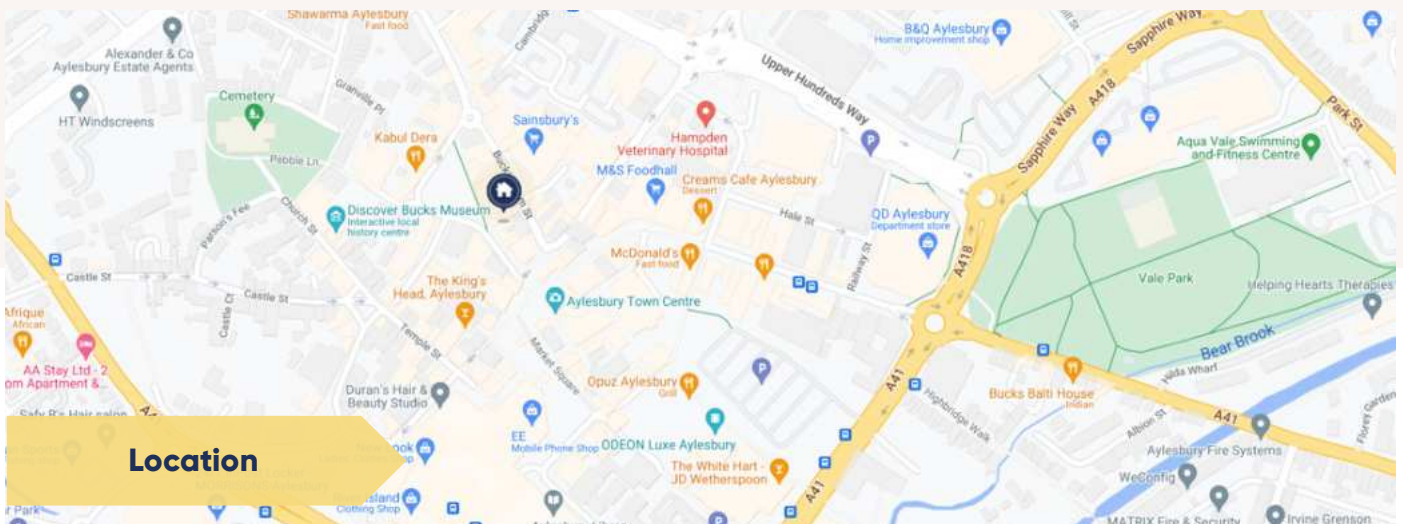


£40,250

### EPC



C



### Location

### Additional Information

The property at 7-9 Kingsbury, Aylesbury, is a mixed-use freehold building prominently located in the town centre. The ground floor comprises a retail unit currently let on a 10-year lease from 2022, generating an annual rental income of £26,000. The upper floors are vacant and have secured planning permission for conversion and extension to create five residential flats.

Planning reference - 23/00076/APP

The property also includes 6 Buckingham Street which comprises ground floor retail space let for £12,000 per annum on a 10 year lease from June 2021 and first floor office space producing £4,800 per annum on a rolling basis.







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