

FOR SALE

FREEHOLD MIXED USE INVESTMENT



BUCKINGHAMSHIRE

whozoo.

 6 Kingsbury, Aylesbury HP20 2JA

Price **£525,000**



Property Type

RETAIL



Size

1,591 FT²



Tenure

FREEHOLD



Borough

BUCKINGHAMSHIRE



Planning Granted

NO



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



£14,687

EPC



E

Location



Additional Information

6 Kingsbury, located in Aylesbury, Buckinghamshire, HP20 2HT, is a freehold terraced property comprising a ground-floor retail space and two residential flats above.

The shop has a gross internal area of 54 square meters (581 square feet).

Lease Details: The ground-floor retail unit is currently let on a 10-year lease, established in 2024, with an annual rent of £22,000.

Residential Flats:

Flat 1: Let at £995 per month, totaling £11,940 annually.

Flat 2: Let at £1,050 per month, totaling £12,600 annually.

The combined annual rental income from the property amounts to £46,540.

Given its central location in Aylesbury and the established tenancies, 6 Kingsbury represents a notable investment opportunity with a mix of commercial and residential income streams.





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