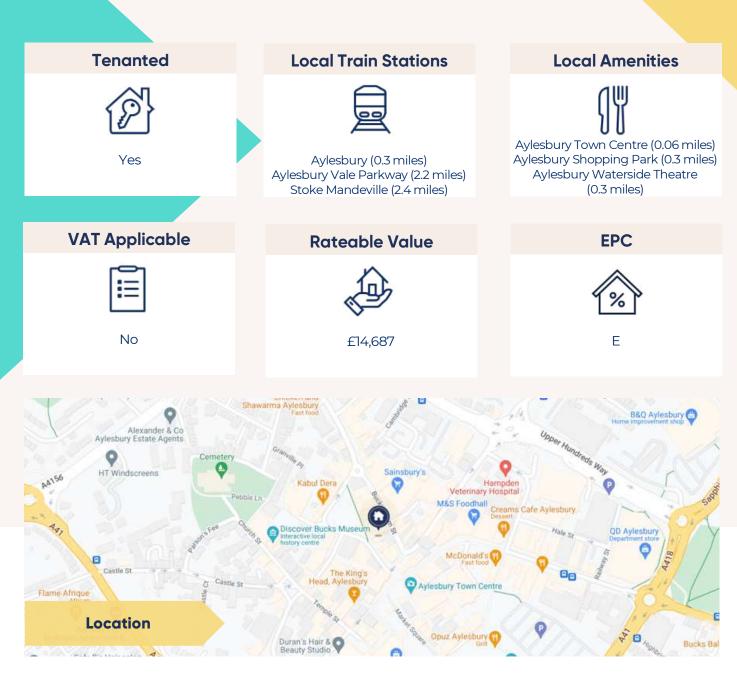


◎ 6 Kingsbury, Aylesbury HP20 2JA

Price **£525,000** 



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## **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  $\pm 22,000$ .

## **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.



## **Tom Castro**

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