

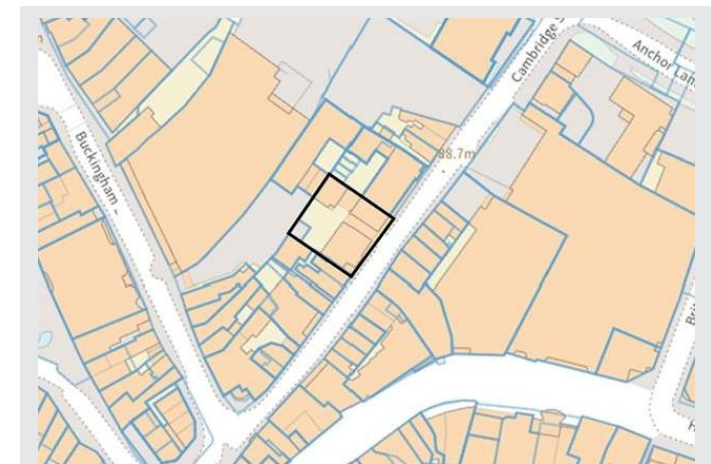
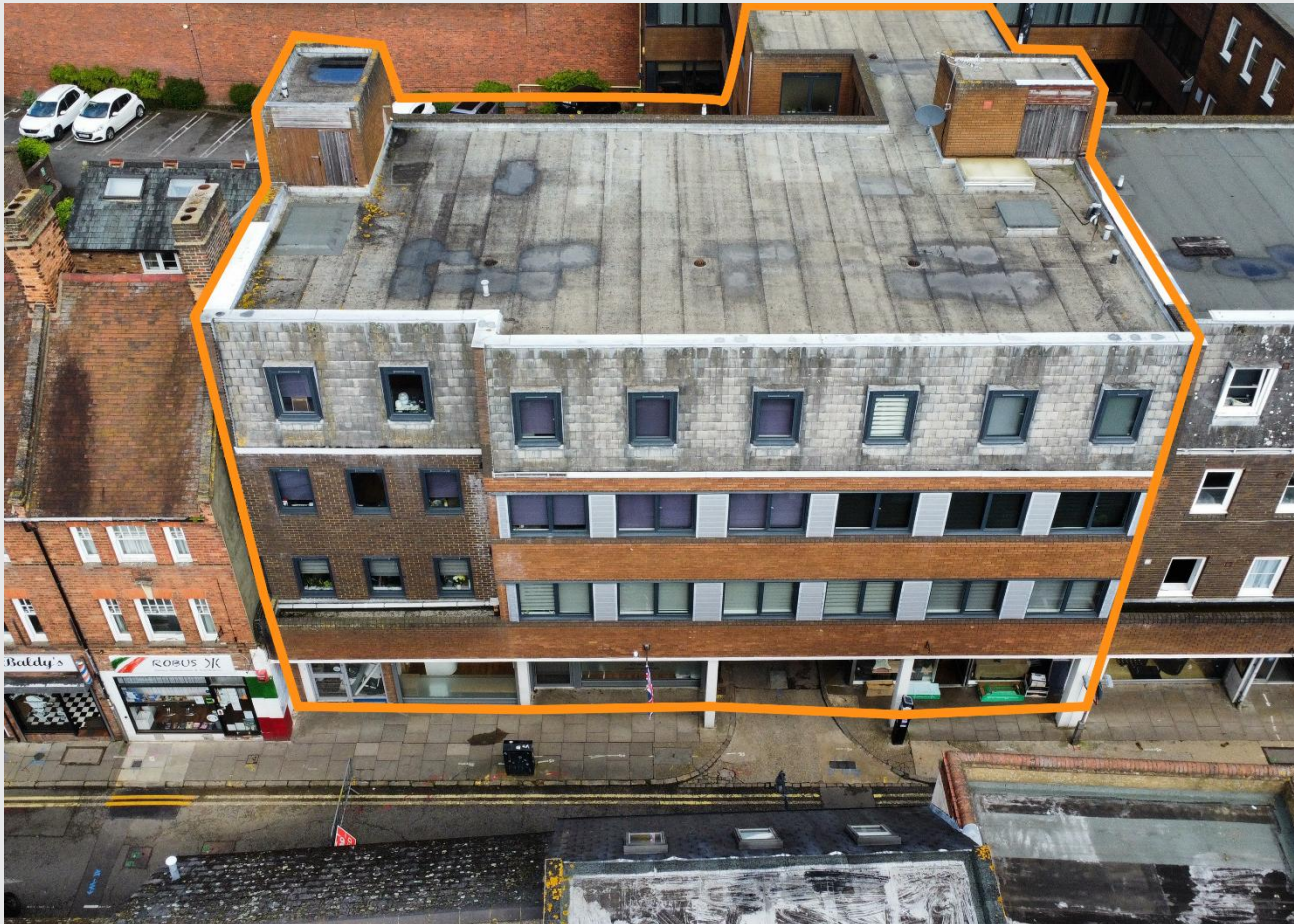
# PERRY HOLT

PROPERTY CONSULTANTS

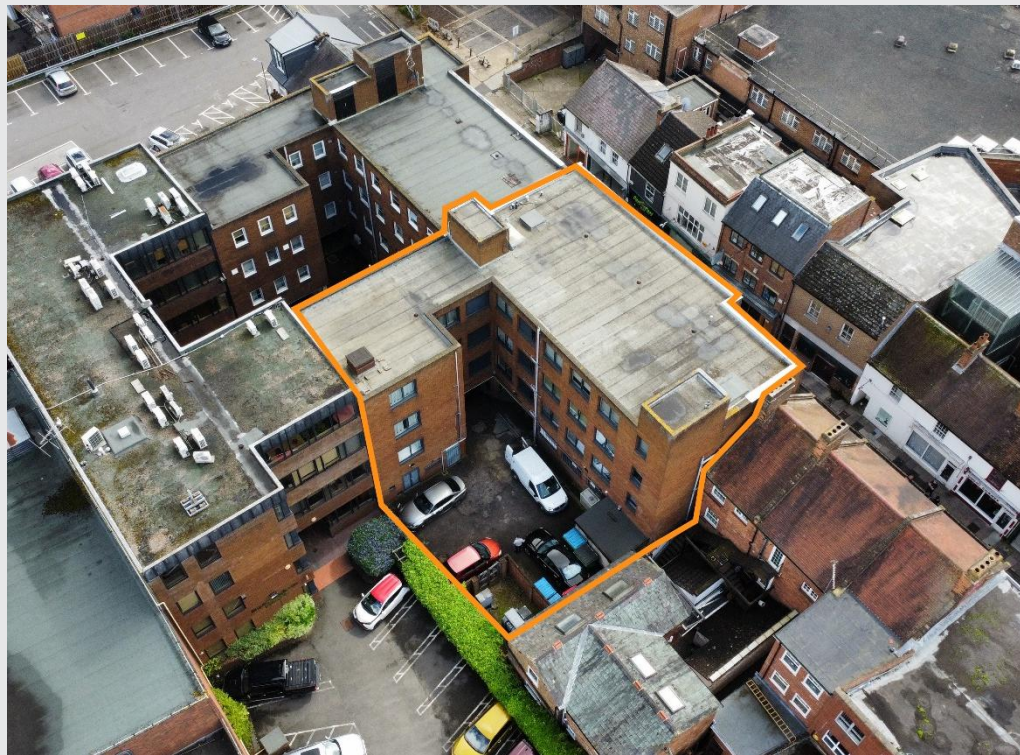
# FOR SALE

## Town Centre Investment

Pembroke Court, 22-28 Cambridge Street, Aylesbury,  
Buckinghamshire, HP20 1RS

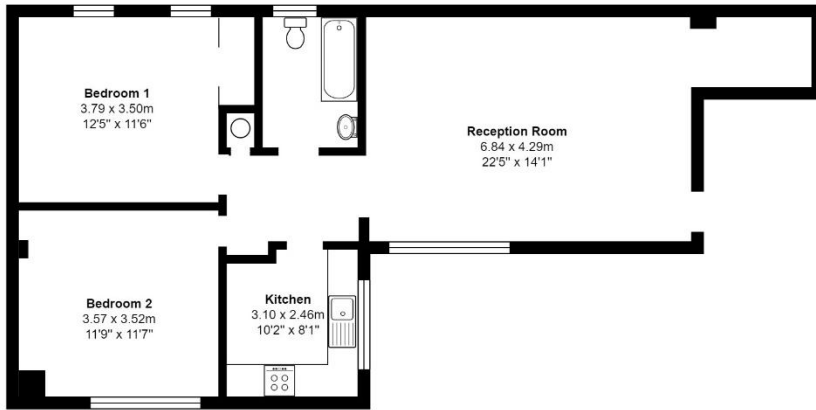


These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

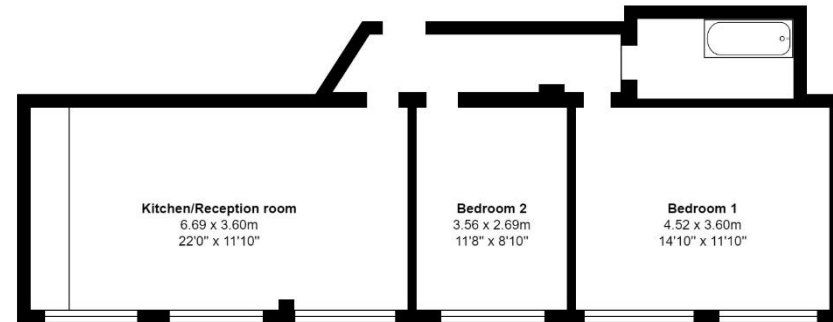


# Floorplans

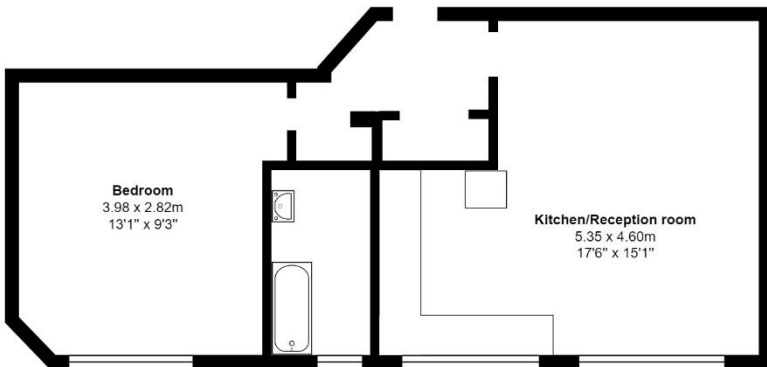
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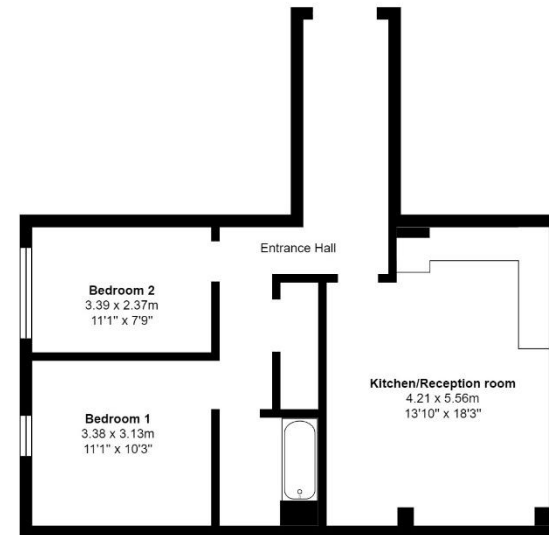
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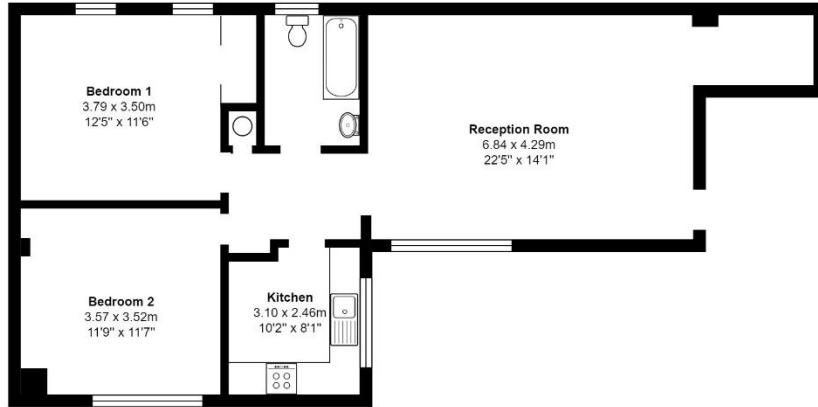
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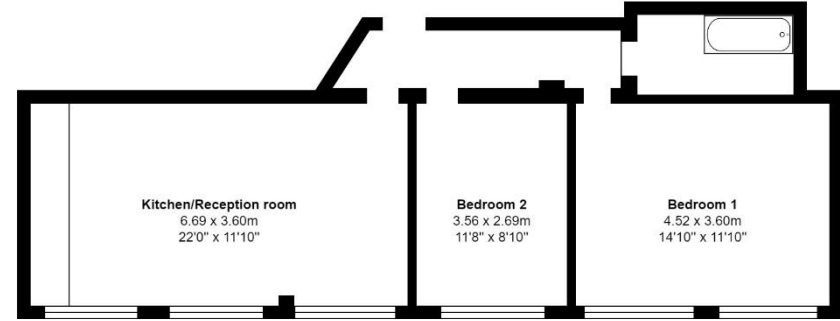
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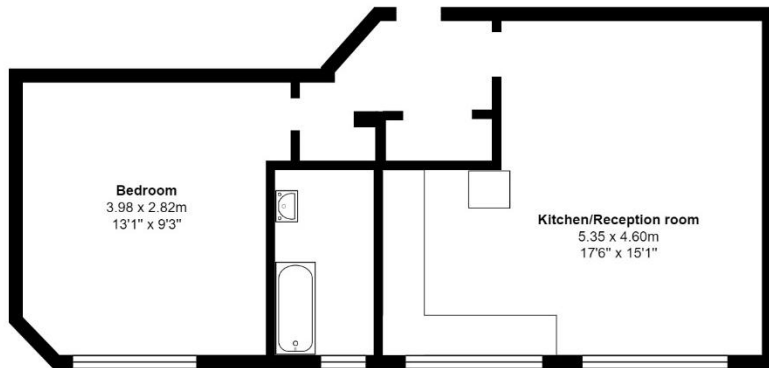
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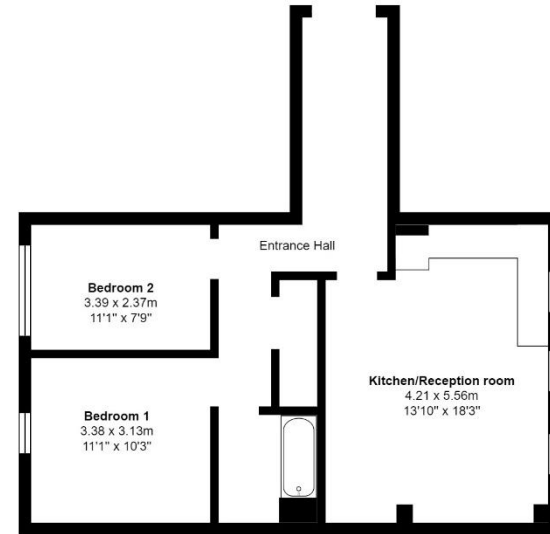
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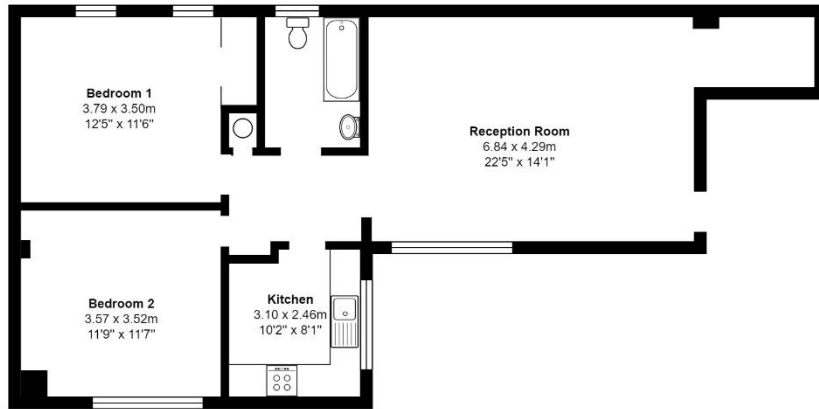
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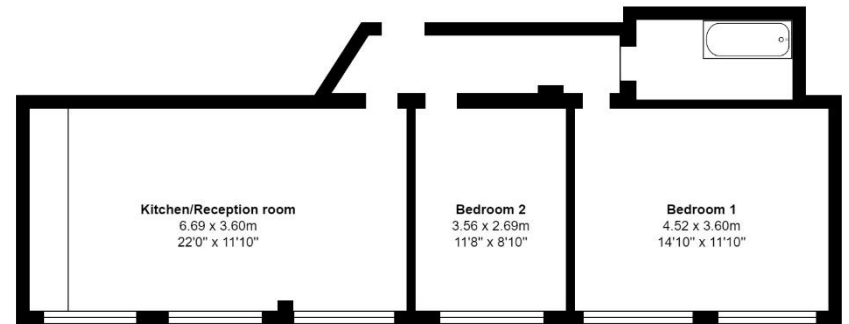
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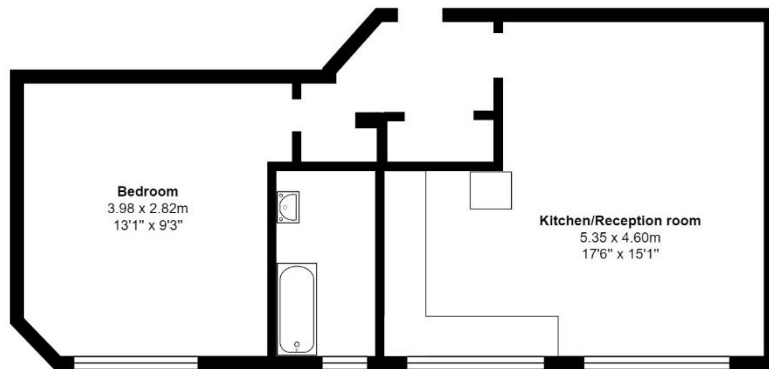
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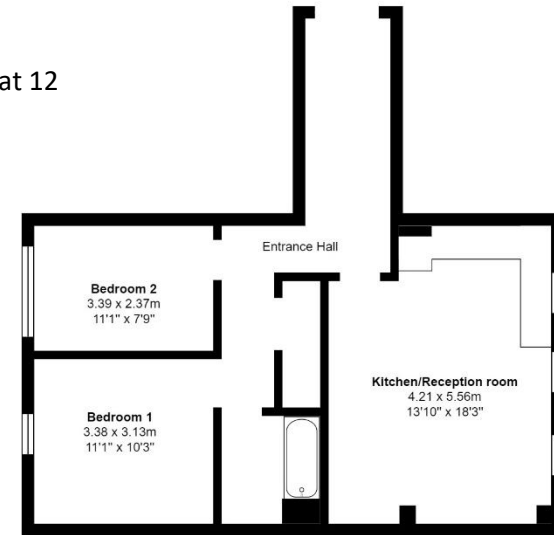
Flat 10



Flat 11



Flat 12



## AMENITIES

- ✓ Investment opportunity
- ✓ Potential to extend upwards STPP
- ✓ Town centre location
- ✓ Large freehold mixed use building

## LOCATION

Located in a prominent position, situated in the heart of Aylesbury Town Centre. Aylesbury Town boasts a population of over 60,000, the largest in Aylesbury Vale, with the town centre offering fantastic shopping facilities including Friars Square and Hale Leys Shopping Centre's and a local market three days a week. For transport links Pembroke Court is located within a 5 minute drive of the A41, A413, A418 and the M40, M25 and M1 are all under a 25 minute drive. For train line links Aylesbury sits on a direct rail line into London Marylebone. Over the last 5 years, Aylesbury has seen vast investments in the area as a result of large developments taking place on the outskirts which has produced hundreds of homes.

## DESCRIPTION

TOWN CENTRE INVESTMENT! We are pleased to bring to the market Pembroke Court which is a large freehold building situated in the heart of Aylesbury Town Centre. The mixed building consists of two ground floor commercial units, 3 one-bedroom apartments and 9 two-bedroom apartments, with parking for 5 cars to the rear. All commercial and residential units are occupied and have formal leases in place, which is currently producing an income of £205,980 per annum. We are able to provide on request a tenancy schedule which shows income per unit and length of lease. The building measures to be 9,939 sqft GIA with 2,216 sqft NIA being the commercial section. There may also be the opportunity under Class AB to extend upwards to further increase the asset value STPP.

## PRICE

£2,850,000 for the Freehold interest

## VAT

We understand that VAT is payable on the commercial element only.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

## PROPERTY CONSULTANTS

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