RETAIL INVESTMENT

20-22 HIGH STREET AYLESBURY

HP20 1SQ

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INVESTMENT SUMMARY

- Affluent and popular Buckinghamshire town.
- Part of the Oxford / Cambridge Arc.
- Modern building located in a prime trading position on High Street, opposite M&S.
- Freehold.
- Let to the Undoubted covenant of Santander UK Plc.
- Santander (or associated companies) have been trading successfully here for over 20 years.
- Passing rent of £42,000 per annum, which reflects a low £32.74 Zone A, providing excellent prospects for rental growth.

LOCATION

Aylesbury is the county town of Buckinghamshire and an important residential and commercial centre. The town sits within the Oxford Cambridge Arc and on the doorstep of the Chiltern Hills, an Area of Outstanding Natural Beauty. Aylesbury has a resident population of approximately 64,000 people.

Aylesbury is situated approximately 35miles northwest of London and 12miles from High Wycombe. Road connections are excellent, with the A41, providing a direct connection to the M25 at J20, 19 miles to the southeast. There is a direct train service into London Marylebone with a fastest journey time of 59 minutes.

SITUATION

The property is in the heart of Aylesbury town centre at the eastern end of the High Street. The property occupies a prime retailing pitch in the town and is situated between the entrance to the Hale Leys Shopping Centre and McDonald's and opposite Marks & Spencer.

DESCRIPTION

The property comprises a modern retail unit arranged over ground and first floors. The property has brick and glazed elevations and has been fitted out to a high standard as a bank, with customer areas on the ground floor and offices at first floor.

ACCOMMODATION

FLOOR	*SIZE SQ.M*	*SIZE SQ.FT*
Ground Floor Sales	210.67	2,268
Ground Floor Storage	1.48	16
Ground Floor Customer WCs	4.74	51
First Floor Offices	96.00	1,033
First Floor Storage	2.64	28
TOTAL	**315.53**	**3,396**
ITZA		**1,185 units**

**These floor areas are approximate and have been calculated on a NIA basis.*

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COVENANT

Santander UK Plc is a major retail bank with 305 high street branches across the UK. For the year ending 31 December 2025, the company made a pre-tax profit of £1.51 billion which represented a 14% increase on the previous year and had total shareholder funds of £15.1 billion.

TENANCY

The property is occupied on a lease dated 30th May 2023 for a term of 5 years at a current rent of £42,000 pa. There was a tenant break option in May 2026 which was not actioned, highlighting the tenant's commitment to the location.
We have analysed the rent at a very low £32.74 per sq ft on a Zone A basis providing excellent prospects for future growth.

EPC

An EPC certificate is available upon request.

VAT

We are advised that the property is not elected for VAT and therefore no VAT will be payable on the purchase price.

ANTI MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds for the acquisition.

TENURE

Freehold

PROPOSAL

We are instructed to seek offers in the region of **£550,000 (Five Hundred and Fifty Thousand Pounds)** subject to contract, which reflects a **net initial yield of 7.28%.**

CONTACT

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