



14-18 Market Square, Aylesbury, HP20 1TW

For Sale | 4,555 sq ft

HMO AND RETAIL INVESTMENT OPORTUNITY FOR SALE

14-18 Market Square, Aylesbury,
HP20 1TW

FOR SALE

Summary

- Size: 4,555 sq ft
- Price: £1,850,000 Offers sought in excess of £1.85m
- EPC: D

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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Description

HMO and Retail Investment opportunity. For Sale. The property comprises a 4 storey (+ basement) freehold building, of approx. 4,555 sq ft (NIA). Basement, GF, 1st, 2nd & 3rd floor. The upper floors have now been converted into 10 HMO studio rooms on 1st and 2nd floor and one studio flat on the 3rd floor. The residential part is producing a gross income of £104,598.96 pa. Subject to part of the basement/ground floor Tenancy to Done Brothers (Cash Betting) (t/as BetFred) on a new 10 year full repairing and insuring lease from April 2018 with a tenant only break at April 2023, by giving 6 months notice. (not implemented). The new revised rent is upward of £50,000 pa with the opportunity to increase by negotiation. Lease within Security Provisions of Landlord & Tenant Act 1954 Part II. Total gross income £154,598.96 pa. Net income £145,058.96 pa.

Location

The property is prominently located on Market Square within Aylesbury, the county town of Bucks. The immediate area comprises mainly commercial uses with the property adjoining the Hale Leys shopping centre which has a footfall of over 3million per year.



The entrance to the Friars Square shopping centre is opposite. Aylesbury train station is located within a few minutes walk from the property, providing frequent links to London Marylebone, Oxford & Birmingham via High Wycombe. Market Square has been earmarked for a £4.5m regeneration by Aylesbury Council to include more seating, planting and to form a central town recreational and retail destination.

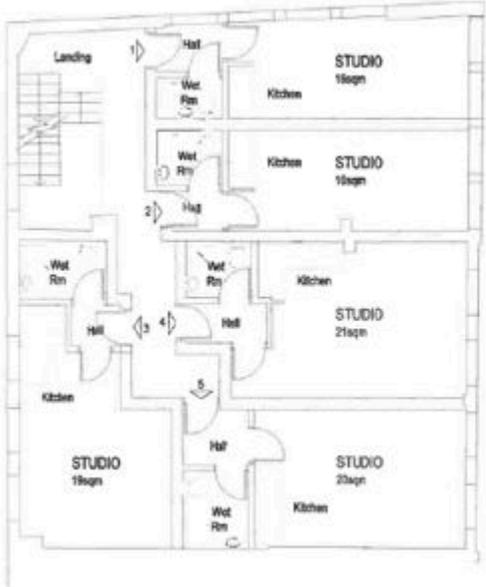
Business Rates

TBC

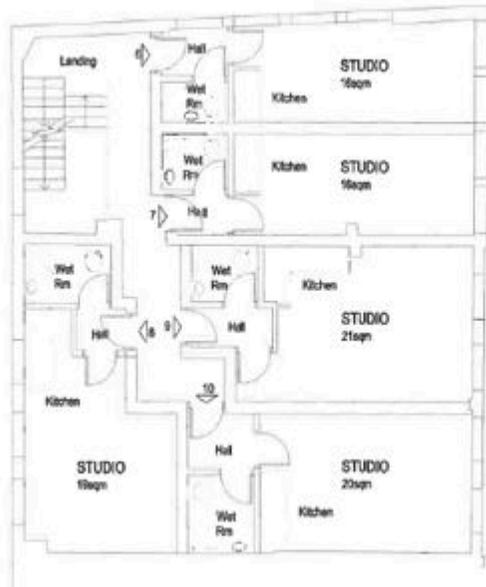
Legal fees

Each party to bear their own costs

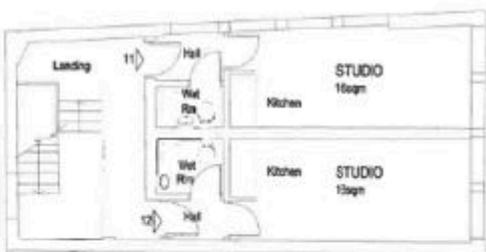
Floor plan



Proposed First Plan



Proposed Second Plan

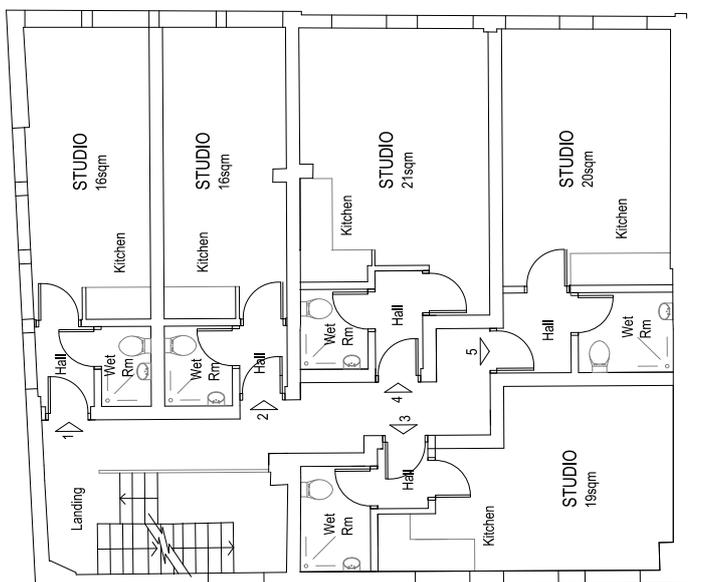


Proposed Third Plan

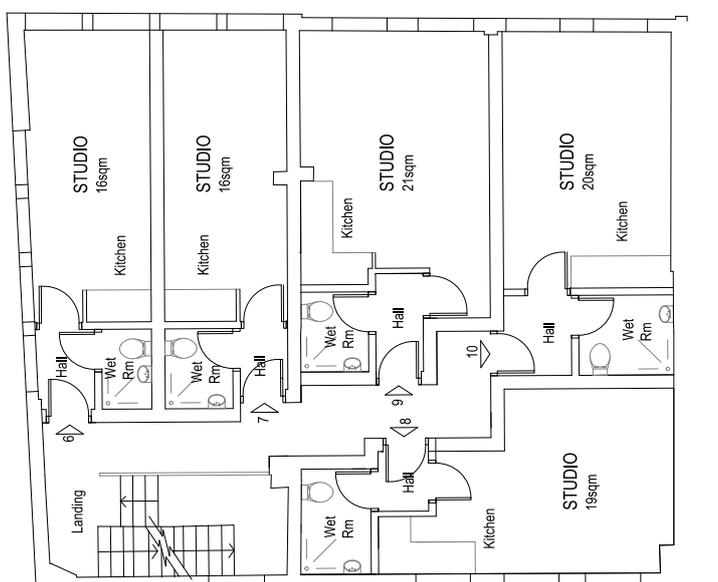




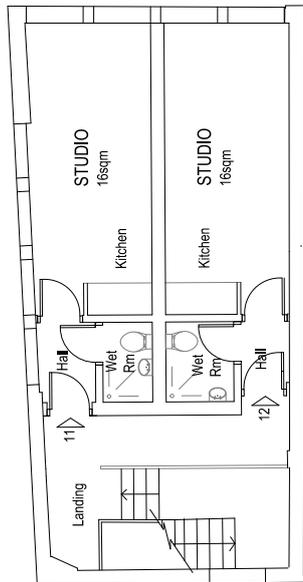
Do not scale the elements.
Dimensions to be taken on site and all discrepancies reported to the CA.



Proposed First Plan



Proposed Second Plan



Proposed Third Plan

A	08/05/18	Revised as DA mark up - RL
REV	DATE	COMMENTS

F E A S I B I L I T Y
S T U D Y



SUBJECT: BOUTIQUE PROPERTIES	
PROJECT: 14-18 Market Square, Aylesbury HP20 1TW	
SUBJECT: Proposed First, Second & Third Floor Plans	
DRAWING NO.: 504-001	DATE: AUG 2018
SCALE: 1:50 @ A1	CHECKED BY: RL
DRAWN BY: RL	DA
REV: A	

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