14 - 18 Market Square, Aylesbury, Buckinghamshire HP20 1TW
Mixed-Use Investment & Development Opportunity For Sale
SUMMARY

- Mixed-use (retail & offices) building extending to approximately 4,555ft² NIA across 4-storeys plus basement

- Retail space let to BetFred on a new 10-year lease at £55,000 per annum across basement, ground, first and second floors extending to approximately 3,310ft² NIA

- Vacant office space across part of the first, second and third floors extending to approximately 1,245ft² NIA, offering potential for change of use to residential

- Located adjacent to entrance of Hale Leys Shopping Centre

- Offers invited in excess of £950,000 for the freehold interest, reflecting a low capital value of £209 per ft²
**DESCRIPTION**

The property comprises a 4-storey (plus basement) freehold building extending to approximately 4,555ft² NIA in total.

The basement, ground floor, part first and part second floors comprises retail space extending to approximately 3,310ft² NIA.

The remainder of the first, second and third floors comprise self-contained vacant offices extending to approximately 1,245ft² NIA.

Both the retail and office space have their own entrances taken from Market Square.

**LOCATION**

The property is prominently located on Market Square within Aylesbury, the County Town of Buckinghamshire.

The immediate area comprises mainly commercial uses with the property adjoining the Hale Leys Shopping Centre.

Aylesbury Train Station is located circa 0.2 miles from the property providing frequent links into London Marylebone with journey times of approximately 60 minutes.
The entire basement and ground floor and part of the first and second floors are let to Done Brothers (Cash Betting) Limited (trading as BetFred) on a 10 year FRI lease from 9th April 2018 with a tenant only break clause at the end of the 5th year.

The initial rent is £55,000 per annum subject to rent review in the 5th year. The lease falls within the provisions of the Landlord and Tenant Act 1954.

BetFred [www.betfred.com](http://www.betfred.com) are the 4th largest bookmaker in the UK and trade from more than 1,650 stores. In the financial year ending 2016 they posted a turnover of £320,000,000 and a profit of circa £29,000,000.

BetFred have recently fitted out the unit to a high standard and started trading in the week commencing 21st May 2018.

The remainder of the property is vacant.

**DEVELOPMENT POTENTIAL**

The vacant office space offers potential for residential conversion via Permitted Development Rights, subject to obtaining the necessary Prior Approval Consent.

Furthermore, there may be potential to construct an additional storey above 14 – 16 Market Square to create further residential or commercial accommodation, subject to planning permission.
TENURE

The property will be sold freehold with the existing tenant remaining in-situ.

VAT

The property is not elected for VAT.

TERMS

Offers are invited in excess of £950,000, reflecting a low capital value of £209 per ft².

ADDITIONAL INFORMATION

Further information including floor plans and legal documents are available within our dataroom using the access code ‘Market’.

CONTACT

To discuss any aspect of this property or the disposal process, please contact the sole selling agents:

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