

# EX-SERVICES CLUB WITH FLAT FOR SALE FREEHOLD



**FOR  
SALE**

**Ex-Services Club, 62-64 Walton Street,  
Aylesbury, Buckinghamshire, HP21 7QP**

6,855 Sq Ft (636.83 Sq M)

D1 D2 Leisure

- SUBSTANTIAL CLUB PREMISES
- GROUND FLOOR LOUNGE & BAR AREA
- COMMITTEE ROOM
- OFFICES/STORAGE ROOMS
- FUNCTION HALL WITH BAR ON 1st FLOOR
- KITCHEN
- 6 ON SITE CAR SPACES
- 2/3 BEDROOM FLAT ON 1st FLOOR
- £750,000 plus VAT
- DISABLED LIFT TO 1st FLOOR



COMMERCIAL PROPERTY SPECIALISTS



## Location

Town Centre location. Aylesbury is the County Town of Buckinghamshire and is 44 miles northwest of central London, 23 miles from Oxford and 15 miles south of Milton Keynes. Aylesbury is on the junctions of the A41, A413 and A418 providing easy access to the M40 M1 and M25 motorways within a 20 minute drive. Chiltern Railways to London Marylebone approximately 55 minutes.

## Description:

A substantial brick built modern fully equipped Club in a very prominent location in Aylesbury Town Centre together with a large 2/3 bedroom flat of 1,000 sq ft. Ground floor large lounge with bar, offices/storage and committee room 3,395 sq ft . First floor function hall with bar, kitchen and store/offices & WC's.

## Accommodation:

Description	Floor area
Ground floor	3,395 Sq Ft (315.40 Sq M)
First floor	2,460 Sq Ft (228.53 Sq M)
2/3 bed 1st floor flat	1,000 Sq Ft (92.90 Sq M)
<b>Total</b>	<b>6,855 Sq Ft</b>

## Price:

£750,000 plus VAT

## Business Rates:

Rateable Value £19,562

## EPC:

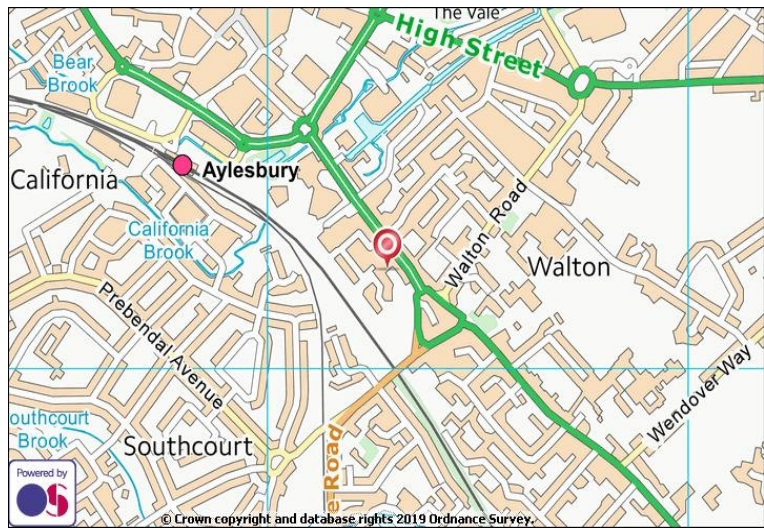
TBC

## Tenure:

Freehold with Vacant Possession

## Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.



## Contact

For further information or to book a viewing please contact the



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