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AYLESBURY

21A BUCKINGHAM STREET, HP20 2LA

FOR SALE

Rare Town Centre Development Opportunity

Planning permission for ground floor retail 2,947 SQ FT (274 SQ M)
in 4 separate units including first floor mezzanine in Unit 1
plus 8 one bedroom flats



Location

The property is located in Aylesbury town centre adjacent to Sainsbury's and within close proximity to Friars Square and Hale Leys Shopping Centre, banks, restaurants and leisure facilities. Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead.

The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively. Aylesbury has a population of approximately 106,000 (within a 10 km radius – 2001 census).

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Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Description

Planning permission for ground floor retail 2,949 SQ FT (274 SQ M) in 4 separate units including first floor mezzanine in Unit 1 plus 8 one bedroom flats. Aylesbury Vale District Council Planning 17/00302/APP.

Floor Areas

Ground floor

Unit 1: 871 sq ft
Unit 2: 622 sq ft
Unit 3: 615 sq ft
Unit 4: 484 sq ft

First floor mezzanine 355 sq ft

Residential areas

Flat 1 - 624 sq ft	Flat 5 - 570 sq ft	
Flat 2 - 549 sq ft	Flat 6 - 549 sq ft	
Flat 3 - 560 sq ft	Flat 7 - 560 sq ft	
Flat 4 - 549 sq ft	Flat 8 - 549 sq ft	Total Area 4,410 sq ft

Price

On Application

Energy Performance Certificate

Not applicable

Legal Costs

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

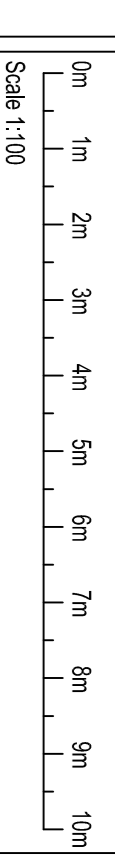
Viewing

Strictly by appointment through Chandler Garvey:

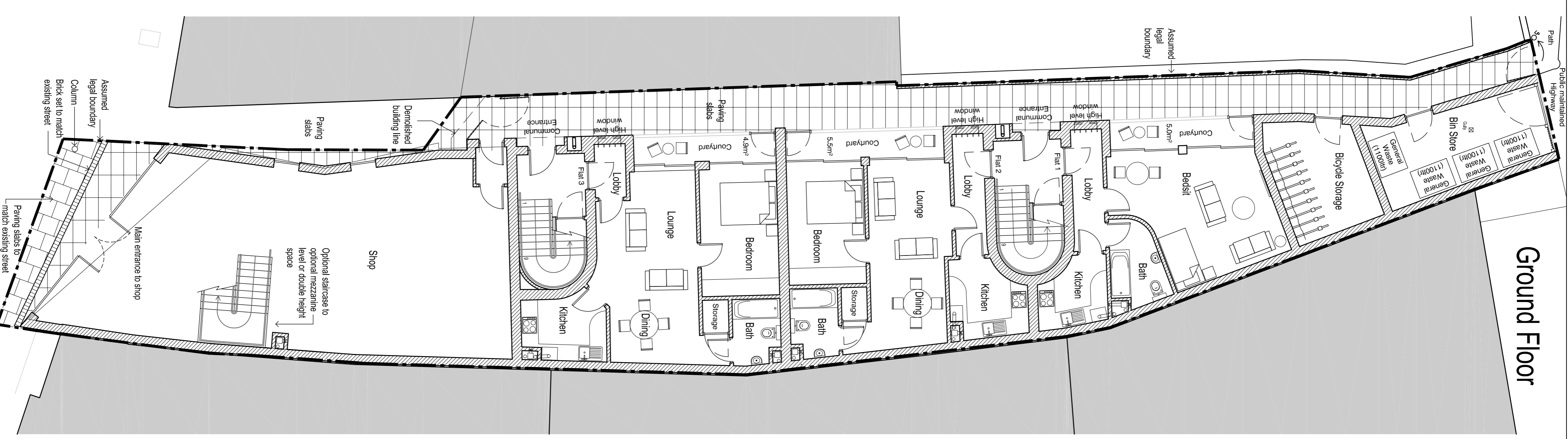
Ref: Alan Chandler
T: 01296 398383
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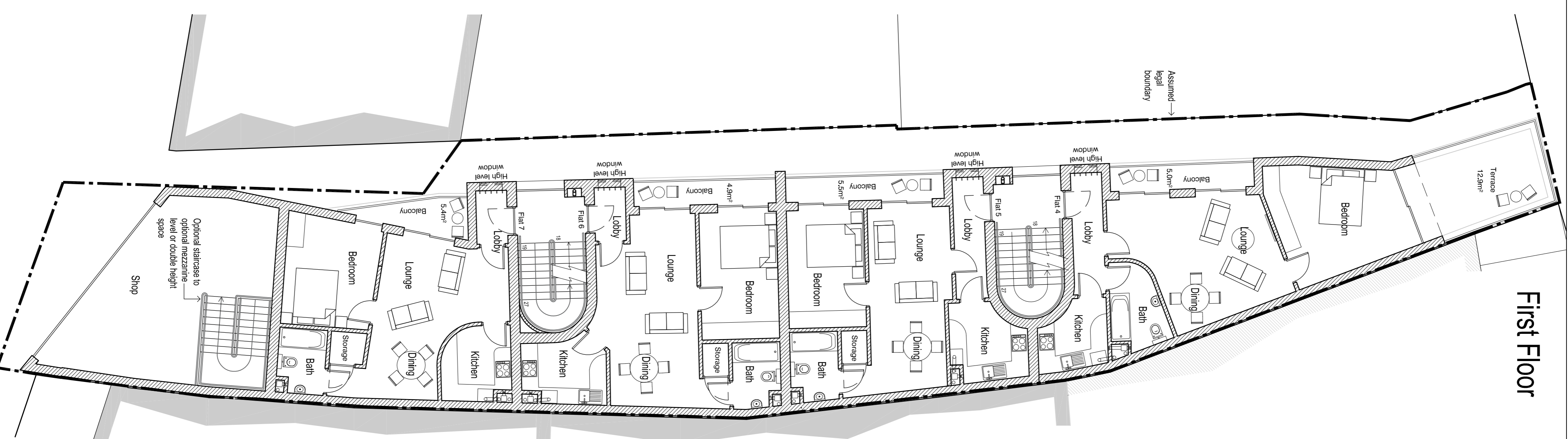
10015 July 2018



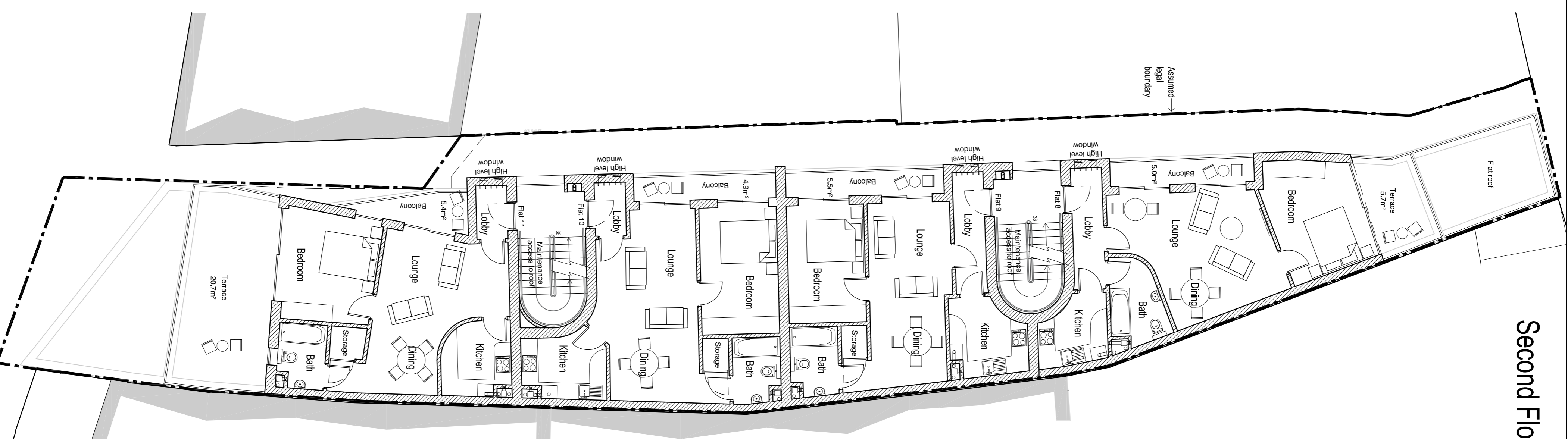
Ground Floor



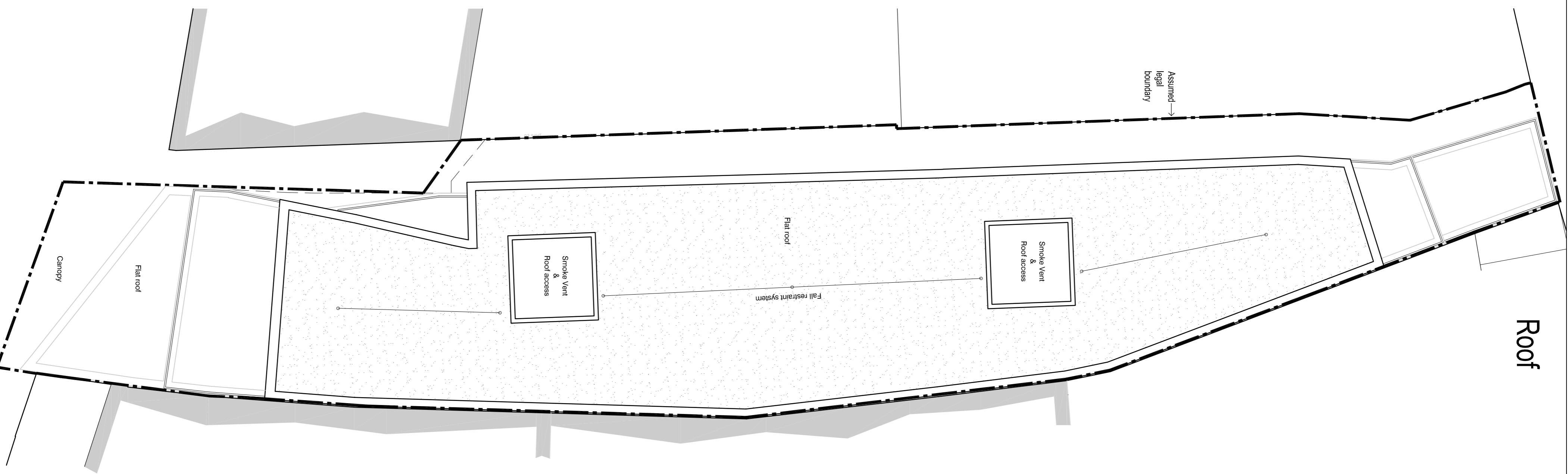
First Floor



Second Floor



Roof



REVISION DATE DETAILS	
DRAWN: TL	CHECKED:

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Client: Discain Pension Fund
Project: Bakers Mews,
 Aylesbury HP20 2LA
Title: Proposed Plans
Issue: Planning Issue
Scale: 1:100 @A1
Date: December 2016
Dwg No: 1481/03
Rev: -