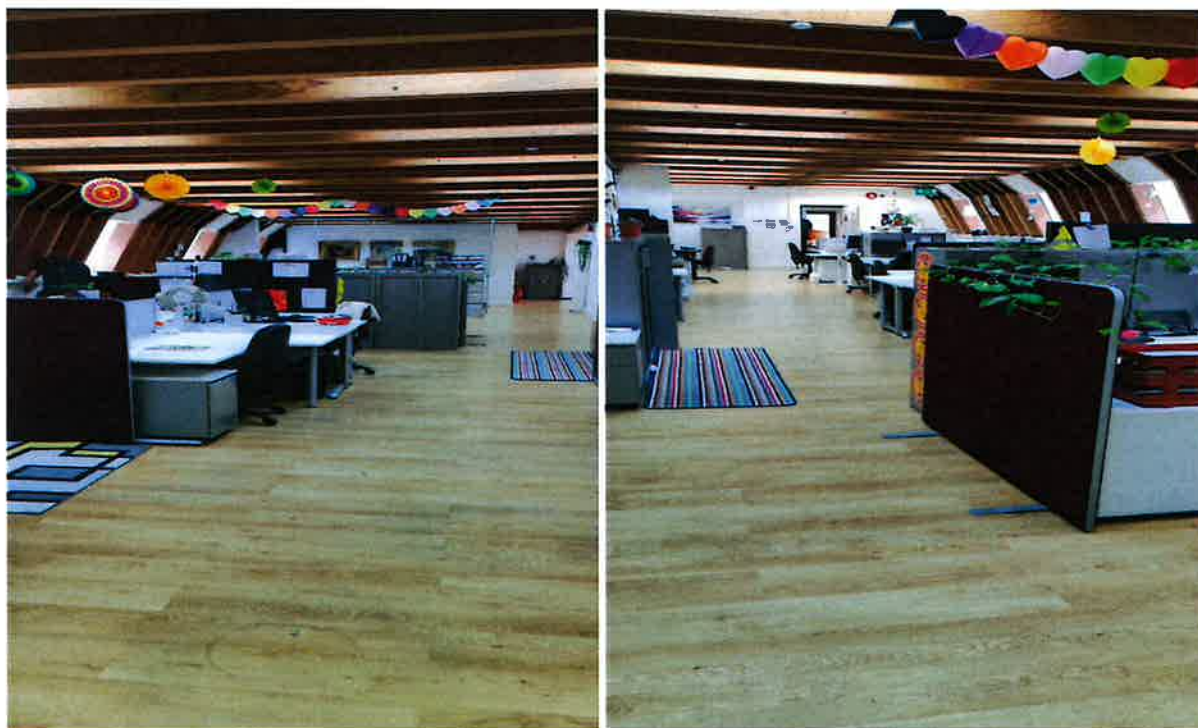


INVESTMENT FOR SALE

F/FLOOR OFFICES 2,484 SQ FT (230.76 SQ M)

34 MARKET SQUARE, AYLESBURY, HP20 1TW.



LOCATION:

Step into history with this Grade II Listed property located on Market Square in the heart of Aylesbury, the County Town of Buckinghamshire. Just 44 miles northwest of central London, 23 miles from Oxford, and 15 miles south of Milton Keynes, this prime town centre location offers easy access to major motorways such as the M40, M1, and M25, all within a 20-minute drive. Situated at the junction of the A41, A413, and A418.

PROPERTY:

This elegant first-floor office accommodation boasts a private ground floor entrance, with front offices overlooking Market Square. Within minutes' walk, you'll find everything you need at your fingertips - from shopping centres like Hale Leys and Friars Square, to a variety of restaurants, banks, and more.

This property exudes charm and character, providing a unique workspace surrounded by rich history and modern conveniences.

INCOME / TENANCY:

Presently let on a 5-year lease from October 2023 producing £30,000 per annum Exclusive with Tenant break May 2025.

FEATURES: Include front offices overlooking Market Square, a kitchenette/breakout area, gas-fired central heating, security, and a strong room/filing room/storage to suit the present tenant's needs.

USER: Any user within Class (E) of the Town & Country Planning (Use Classes Order 1st September 2020

EPC: EPC has been commissioned.

TERM: Offers excess of £375,000 (NO VAT). For 125 years long lease from 2005.

LEGAL COST: Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser's solicitor undertaking to pay the landlord's abortive costs if the prospective purchaser withdraws from the transaction.

VIEWING: Only by appointment through the Sole Agent as below:

Metin Yildirim
 Salter Rex LLP
 Chartered Surveyors & Estate Agents
 Crown House
 265/267 Kentish Town Road
 London NW5 WTP
 Direct Dial: 020 7428 6801 Mobile: 07951 262 191
 Tel: 020 7267 2071 (main switchboard)
 Fax: 020 7485 8488

SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT: -

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to locate the property.
 The plans are photographically reproduced and therefore not to scale except where expressly stated.
 The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties, or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore, the agent gives no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 25-03-2025.

Ground Floor Retail unit (Previously Barclays Bank) now for sale separately via JP Retail 020 7039 0130