

# OFFICE INVESTMENT / RESIDENTIAL DEVELOPMENT

WITH PLANNING CONSENT

4,177 sq ft | (388.17 sq m)



The Courtyard  
77 - 79 Marlowes  
Hemel Hempstead  
Hertfordshire - HP1 1LF

**01442 263033**  
www.brasierfreeth.com



## BUCKLAND WHARF, BUCKLAND, AYLESBURY HP22 5LQ

### INVESTMENT SUMMARY

- Current income £41,000 per annum
- Village location
- Waterside frontage
- Possible permitted development to residential

### ACCOMMODATION

	sq ft	sq m
Suites 1-3	2,496	231.89
Suite 4	853	79.28
Suite 5	828	77
Total NIA	4,177	388.17

### TENANCIES

**Suites 1-3** - Let on an effectively full repairing and insuring lease. The lease expires on 31<sup>st</sup> December 2018. The lease is contracted outside the Landlord & Tenant Act 1954.

**Suite 4** - Let on an effectively full repairing and insuring lease. The lease expires on 31<sup>st</sup> December 2018. The lease is contracted outside the Landlord & Tenant Act 1954.

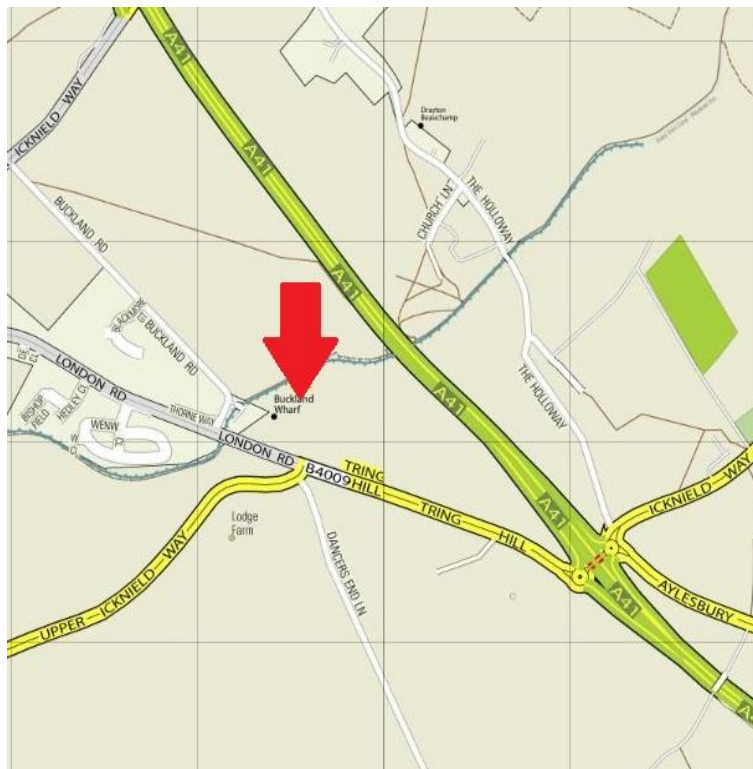
**Suite 5** - Let on an effectively full repairing and insuring lease. The lease expires on 31<sup>st</sup> December 2018. The lease is contracted outside the Landlord & Tenant Act 1954.

**Total rental income: £41,000 per annum exclusive.**

### VIEWING | Strictly by appointment through this office with:

Philip Walker  
**01442 298809**  
philip.walker@brasierfreeth.com

Joel Young  
**01442 298810**  
joel.young@brasierfreeth.com



## LOCATION

The property is situated on the London Road in the village of Buckland, approximately 1 mile west of Tring. The nearest junction of the A41 dual carriageway, which gives direct access to the M25 (Junction 20) some 12 miles to the east, is within half a mile.

The offices benefit from a tranquil environment adjacent to the Wendover Arms and the Grand Union Canal which runs by the car park.

## DESCRIPTION

The premises comprise office accommodation split over three floors providing self-contained office suites with their own toilets and kitchen facilities. Some of the suites benefit from air conditioning.

The property benefits from a large rear car park providing in excess 30 car parking spaces.

The accommodation is suited to residential conversion. Planning has been granted by Aylesbury Vale District Council, Ref. No: 17/04153/COUOR for 6 self-contained flats expiring 17<sup>th</sup> January 2021.

## TENURE

The property is to be sold freehold subject to the tenancies.

## PRICE

The property is available for sale freehold with offers invited in the region of £1,000,000.

## VAT

It is understood the property is not elected for VAT.

## EPC RATING

Energy Rating: Available on request.

February 2018 / HH000259

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy

Further information on our services and details of all the properties we are currently marketing are available on our website [www.brasierfreeth.com](http://www.brasierfreeth.com)



Winners of an  
Estates Gazette  
**'Most Active  
Regional Agent'**  
Award from 2008-2017