

Aylesbury Town Centre Freehold Restaurant Investment For Sale T/A Kuzzu



56 KINGSBURY AYLESBURY BUCKINGHAMSHIRE HP20 2JE

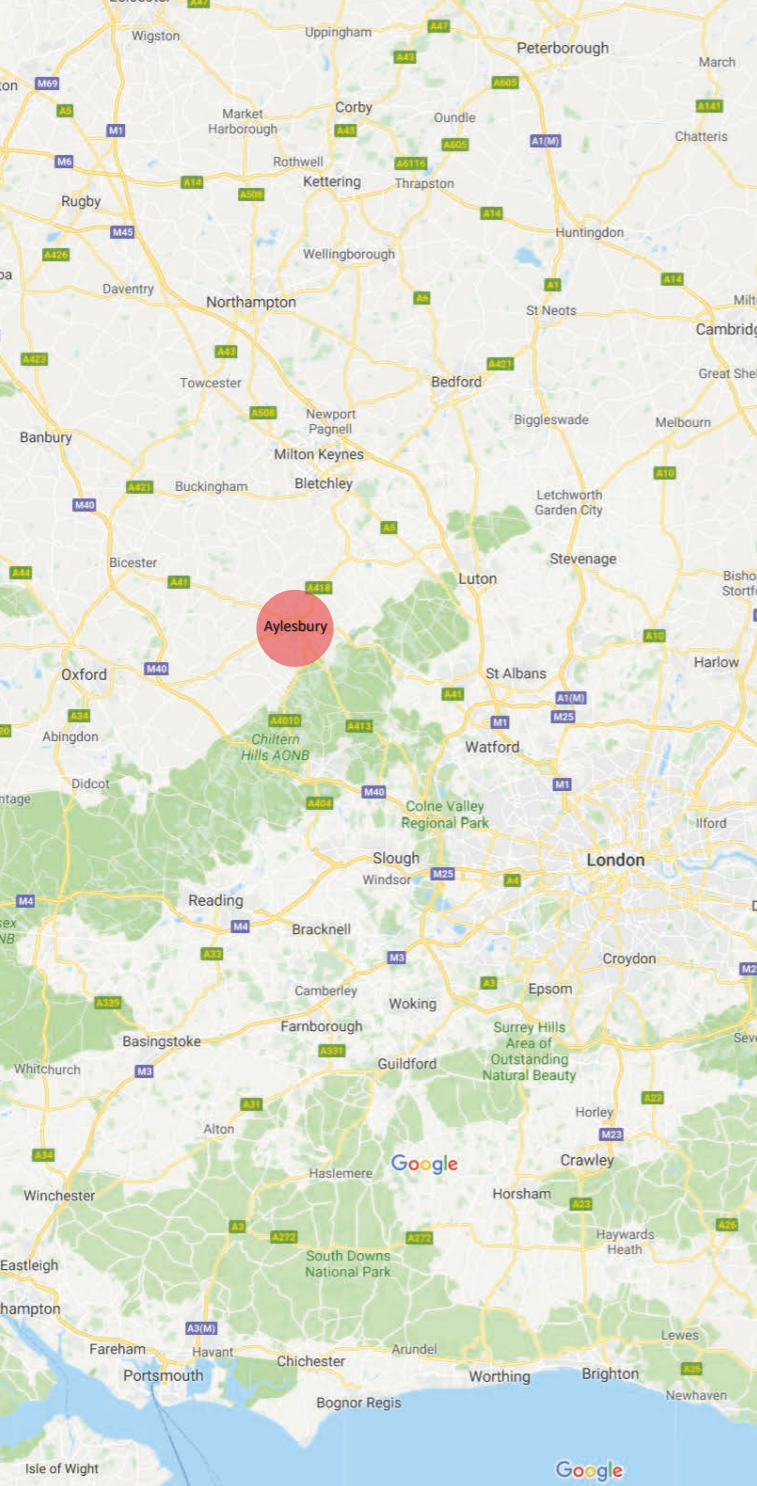
One Wellstones Watford Hertfordshire WD17 2AE

t 01923 230414

f 01923 230415

e admin@warrantgroup.net

www.warrantgroup.net



Location

Aylesbury is an historic market town with a population of around 75,000 situated on the River Thames around 25 miles east of Oxford, 21 miles south of Milton Keynes and 36 miles north West of London. Aylesbury is an important administrative centre being the county town of Buckinghamshire and home to both Aylesbury Vale District Council and Buckinghamshire County Council. Aylesbury has a large highly skilled workforce which has attracted several major employers including **LLOYDS BANK PLC, WEBUYANYCAR.COM, SCHWARZKOPF** and **ARLA FOODS**. This will continue to underline Aylesbury's status as a regional centre.

Aylesbury has good communication links with the A41, A413, A418 and A4157 Ring Road providing connections to the surrounding area with the M40 motorway located around 15 miles to the south and benefits from a good local bus network. Aylesbury and Aylesbury Vale train stations provide Chiltern Trains services to surrounding conurbations and London Marylebone.

The importance of Aylesbury as a retail location is shown in the recent redevelopment of the Friars Shopping Centre and the Garden Town Masterplan proposals by Buckinghamshire Council.

Situation

Kingsbury Square is located within the town centre, to the edge of the pedestrianised retail centre adjoining Market Square and High Street. The property is situated on the north west side of Kingsbury Square in a prominent, but secondary retail position near to the junction with Buckingham Street.

The property is situated on the northern side of Kingsbury immediately to the south-west of its roundabout junction with Buckinghamshire Street. Kingsbury runs around the western sides of the pedestrianised Kingsbury Square on the north western edge of Aylesbury town centre.

Occupiers close by include **KFC, SAINSBURY'S, NATIONWIDE BUILDING SOCIETY** and **PAPA JOHNS**.

Description

The property comprises a mid-terraced building constructed with brick elevations under a double pitched tiled roof with an extension at ground floor level.

Planning

Situated within the central shopping area the property is not Listed but lies within Aylesbury Town Centre Conservation Area.

On the 31st May 2018, Planning Permission was granted for the Change of Use of the building from Betting Shop (Class Sui Generis) to Restaurant (Class A3) at ground floor and the conversion of the first and second floors together with a new rear extension to create 2 x 1 bed residential apartments (Class C3).

On the 6th December 2018, Planning Permission was granted for a Proposed new shop front with independent access to upper floors from Kingsbury.

Accommodation

Gross Frontage	-	21'4 ft	6.5 m
Net Frontage	-	17'5 ft	5.3 m
Shop Depth	-	82'0 ft	25.0 m
Built Depth	-	94'9 ft	28.8 m
Ground Floor	-	1785 sq ft	165.85 sq m
First Floor	-	675 sq ft	62.50 sq m
Second Floor	-	320 sq ft	29.80 sq m

TOTAL	2,777 sq ft	258.15 sq m
-------	-------------	-------------

Rear access to the property is via Granville Street (off Buckingham Street) and Granville Place.

To the rear of the property is a large car park. Included within the demise is an area equivalent to seven car parking spaces. Five of these spaces have been leased in perpetuity to an adjoining owner under a conveyance dated 29th December 1971.

Energy Performance Certificate

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

95

This is how energy efficient the building is.

A copy of the full EPC report is available upon request

Rating Assessment

The Rateable Value is £28,000

The Uniform Business Rate for the year 2021/22 is 49.9p in the £.

Local Authority

Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury HP19 8FF

Telephone: 01296 585858

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited
One Wellstones, Watford, Hertfordshire WD17 2AE
Telephone: 01923 230414

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the freehold interest of the property.



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432.
Getmapping plc 2015. Plotted Scale - 1:1250

This map was created with Promap

Kingsbury 'Garden Square' Proposal

Buckinghamshire Council are currently consulting on the Planning Design Proposal to improve the visual arrangement of Kingsbury and its garden square.

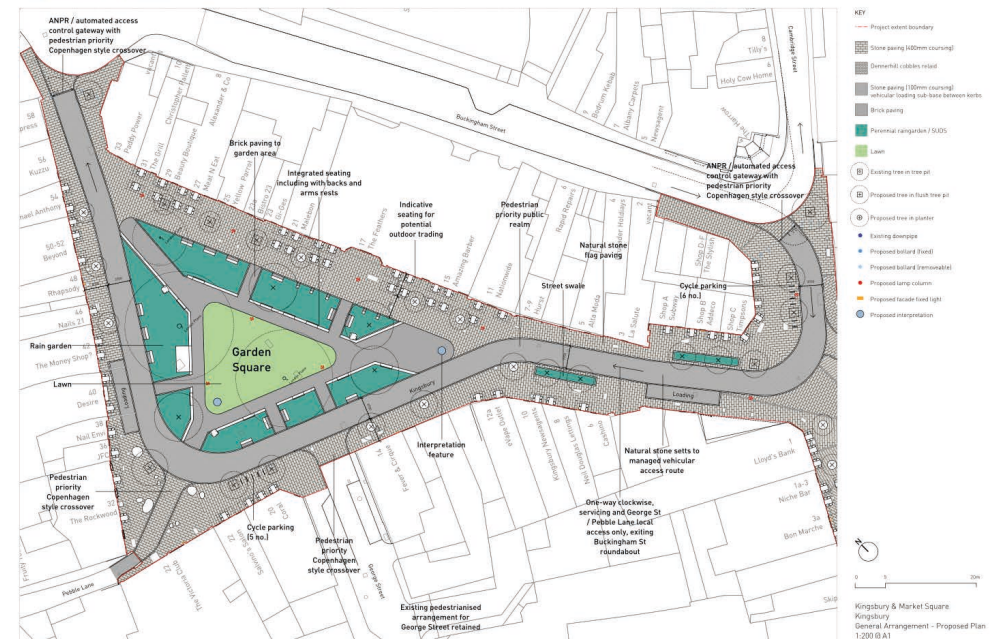
The space would be accessible by vehicles, managed via an ANPR (automatic number plate recognition) gateway beside Cambridge Street, one-way clockwise through the space, maintaining local access to George Street and Pebble Lane, exiting through a second ANPR gateway at the Buckingham Street roundabout. This would be a pedestrianised space allowing pedestrian priority at all times over vehicles. Cycle parking is provided in two locations.

The garden square is clearly visible with its central lawn and surrounding gardens. These are proposed to be rain gardens gathering surface water run off for irrigation as part of the site SUDS (sustainable urban drainage system) strategy. There are also two street swales to the south of Kingsbury. The garden square is surrounded by a range of integrated seating and other features, which will be part of further detailed design development, for example, interpretation features highlighting Aylesbury's heritage. Various new trees are proposed throughout the space.

Outdoor seating is shown indicatively to building frontages to highlight the potential for a stronger relationship between businesses and the public realm, i.e. space for outdoor dining or other trading. There would be new lighting throughout Kingsbury for improved ambience but also safety and security.

Kingsbury - A Garden Square

Proposed Plan - 1:200 @ A1



An artist's impression of Kingsbury, viewed from the south. It shows a more unified ground plane for pedestrian priority, the central garden area with generous planting, new street trees, and increased outdoor trading opportunities to building frontages all around the space. The new garden would have the effect of pulling the surrounding buildings together into a new relationship with their public realm. This would be a softer, more comfortable, and welcoming environment for everyone. The proposals also aim to make the route through to the museum and St. Mary's more clear.

Lease

The entire property is let on a full repairing and insuring lease to for a term of 15 years from the 8th March 2019, being subject to five yearly upward only rent reviews.

Tenant

ARSLAN POWER LIMITED

Rent

£40,000 per annum exclusive.

Covenant Status

ARSLAN POWER LIMITED was incorporated on the 15th November 2016. The tenants have paid a rent deposit equivalent to six months rent plus VAT (£24,000)

Freehold

£585,000 exclusive of VAT Subject to Contract

Yield

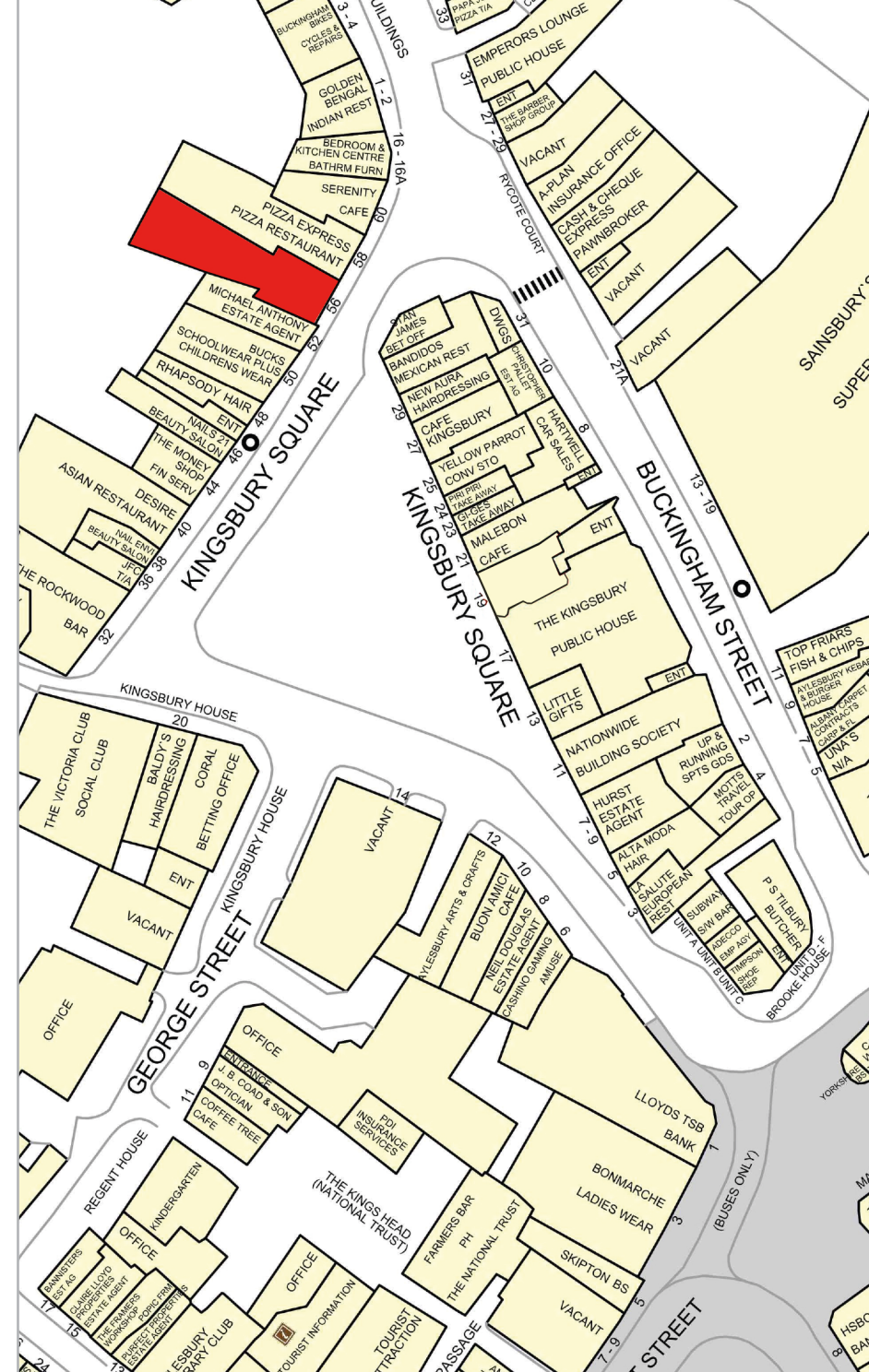
The sale price reflects a yield of 6.5% (assuming purchasers costs of 5.25%).

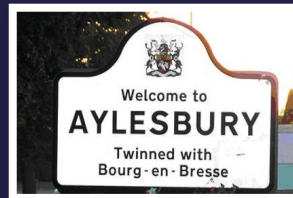
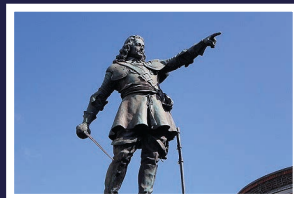
Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the purchase price.

Legal Costs

Each party is to bear their own legal costs.





Further Information & Contacts

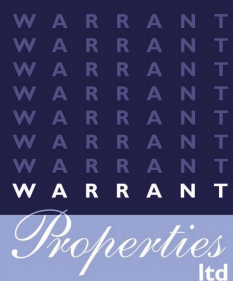
November 2021

JAMES FASAL

jamesfasal@warrantgroup.net

Warrant Properties Limited
One Wellstones
Watford
Hertfordshire
WD17 2AE

Tel: 01923 230414



Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.