



## SITUATION

Located off Brent Way within this busy local shopping parade amongst such multiples as **Costa Coffee, Morrisons Daily, Sainsbury's, Co-op Food, William Hill, Sue Ryder** and **Domino's Pizza**. Additionally, Aylesbury town centre and Aylesbury Railway Station (Chiltern Railways) are approx. 1 1/2 mile distant.

Aylesbury is a busy commercial centre lying approx. 8 miles north-east of Tring, 14 miles north-east of Berkhamsted and 17 miles south-east of Bicester, enjoying excellent road access via the A41 and the A418.

## PROPERTY

Forming part of a retail parade comprising a mid-terrace **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

In addition, the property includes **2 Garages** at the rear as well as ample communal customer parking at the front.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'1"
Internal Width	17'2"
Shop Depth	55'9"
Built Depth	59'4"
Sales Area	Approx. 955 sq ft
WC	

Covered Rear Store 17'2" x 12'6" (Tenants Improvement)

### First & Second Floor Flat (see Note 1)

3 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 820 sq.ft.

### Plus 2 Garages

## TENANCY

The entire property is let on a full repairing and insuring lease to **Mark Tyrrell t/a P.S Tilbury Butchers** for a term of 10 years from 1st March 2021 at a current rent of **£30,000 per annum** exclusive.

**Rent Review February 2026 (No action taken yet - see Note 1)**

**Note 1: A 10 year reversionary lease from 1 March 2031 has been agreed and is in solicitors hands. The February 2026 rent review will be agreed at £36,000p.a. as part of the new lease transaction.**

**Note 2: The flat is occupied by the lessee and his family and is in excellent condition.**

**Note 3: Nos. 27/28 Jansel Square is also being offered for sale in this Auction – see Lot 4.**

**Note 4: Refer to the Auctioneers for the video tour of the flat.**

View of Jansel Square



**£30,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

**Vendor's Solicitors**

Taylor Rose MW

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**