



SITUATION

Located off Brent Way within this busy local shopping development adjacent to a **Morrisons Daily** and amongst such other multiples as **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. 1½ 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

An end of terraced building constructed in 2015 comprising a **Ground Floor Double Shop** with separate side access to **6 Self-Contained Flats (each sold-off on long leases)** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 37 (Ground Floor Double Shop)	Gross Frontage 30'0" Internal Width 29'3" Shop Depth 46'0" Area Approx. 1,135 sq ft incl. 2 WC's	Bristol Investments Limited t/a Costa (see Tenant Profile)	15 years from 20 November 2017	£33,250	Effectively FRI Rent Review November 2027 (Vendor's ERV circa £35,000 p.a.). Tenant's Break November 2027.
Nos. 38–43 (6 Flats)	6 Flats – Not inspected.	Various	Each 125 years from between 2016 and 2017	£1,350 (£225 per Flat)	Each effectively FRI

TENANT PROFILE

Bristol Investments Limited are a Costa Coffee franchisee with 23 stores and were the Costa Coffee Franchise Store of the year in 2024 and 2025. Visit: www.bristolinvestmentsltd.com

Total: £34,600
(Plus Management Charge – see Note 1)

Note 1: The Vendor manages the property and charges a £5,000 p.a. management fee on the flats.

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

View from the property



Interior of shop



Interior of shop



£34,600 per annum

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

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'**