

FOR SALE

4,615 Sq Ft (428.73 Sq M)

- › Investment / Development for Sale.
- › Investment Income From Retail Unit.
- › Planning Consent for Conversion to 2 , 2 Bed Apartments & 3, 1 Bed Apartments.
- › Further Potential as Offices.



18/19 Market Square
Buckingham, MK18 1NP

>D KirkbyDiamond

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LOCATION

- Prominent position within Buckingham town centre
- Nearby occupiers include Oxfam, Boots Opticians, WH Smiths, Co-Op Funeral Care and Costa Coffee
- Affluent University town with large student population
- 20 miles north-east of Oxford, 50 miles south-east of Birmingham, 50 miles north-west of London
- Close to major transport links including A422, A421, A43, & M40

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Google Maps

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DESCRIPTION

- Freehold High Street Retail Investment and Development
- Retail let to Cash Access UK (Banking Hub) until September 2033 (Tenant break and rent review 2028) at a rent of £29,000 pax
- Planning consent for conversion to 2 , 2 Bed Apartments & 3, 1 Bed apartments on first and second floors.
- Further scope to rent out 1st and 2nd floors as offices instead of residential redevelopment.
- Ideal opportunity for a developer/investor to add value.

TERMS

The freehold interest is available at a quoted price of £725,000. VAT is not payable on the purchase price.

ACCOMMODATION

Ground Floor	115.85 SQ M	1,247 SQ FT
First Floor	159.97 SQ M	1,722 SQ FT
Second Floor	121.98 SQ M	1,313 SQ FT
Basement	30.94 SQ M	333 SQ FT
Total	428.73 SQ M	4,615 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

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