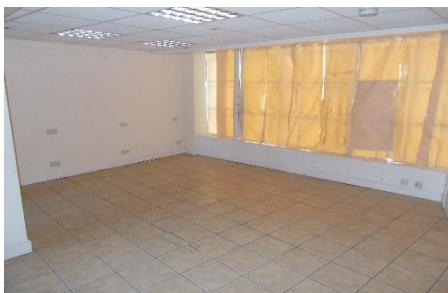




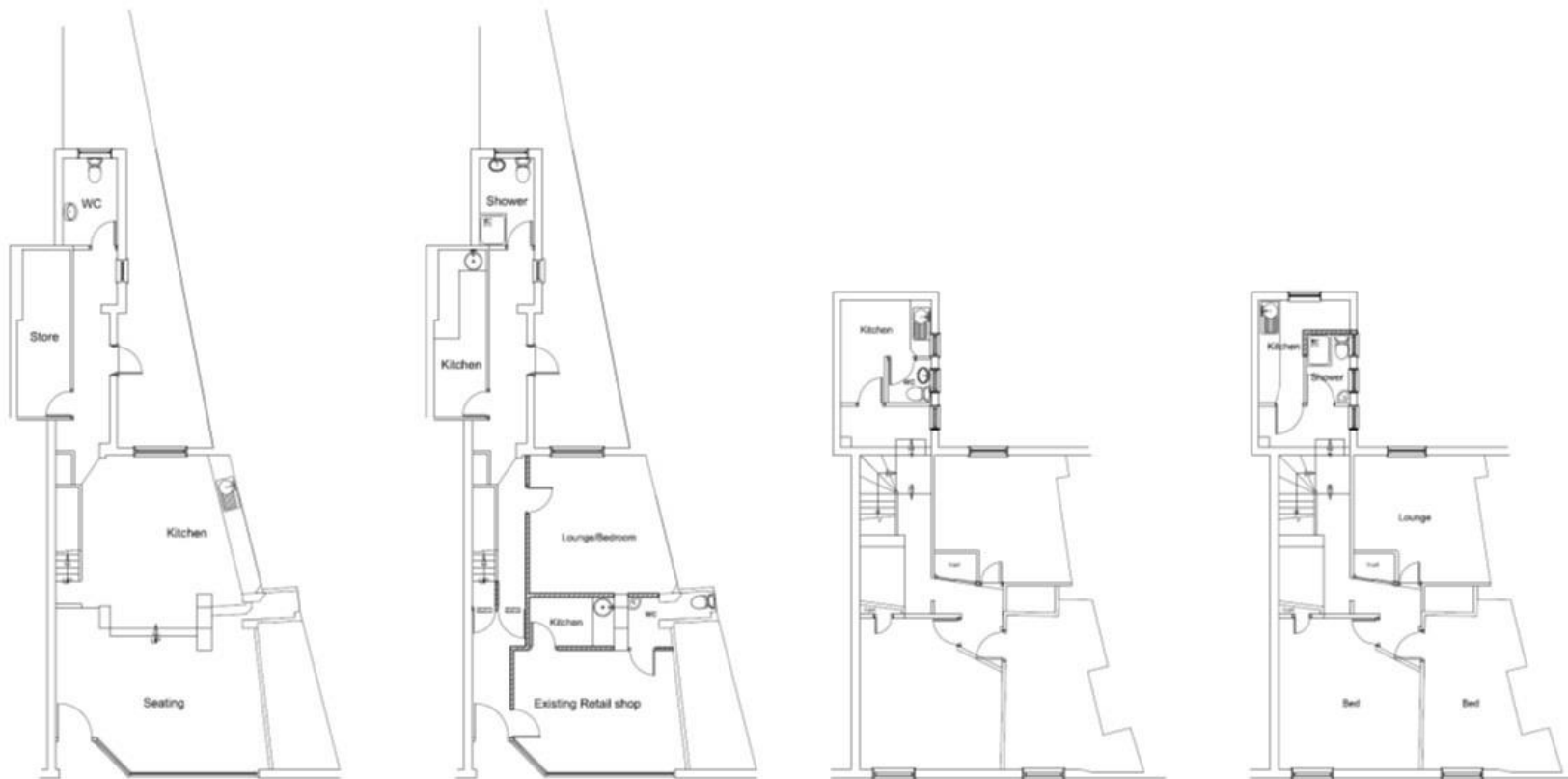
**A FREEHOLD GRADE II
LISTED
DEVELOPMENT
OPPORTUNITY,
OFFERED WITH
PLANNING TO CREATE
TWO FLATS ALONG
WITH LOCK UP RETAIL
UNIT**



**60 KINGSBURY, AYLESBURY
BUCKINGHAMSHIRE, HP20 2JE**

**OFFERS IN THE REGION OF
£295,000 FOR THE FREEHOLD
INTEREST**

**Prime Town
Centre
Development**



A freehold development opportunity with planning permission to create a two bed first floor apartment, ground floor studio and lock up retail unit. Planning application number 17/02669/APP. The building is Grade II listed. Mixed Commercial / Residential properties have reduced stamp duty rate than residential only.

The building has a wide frontage to Kingsbury in the town centre and is in prime position at the junction of Buckingham Street. Aylesbury is the County town of Buckinghamshire and offers a wide range of shopping, schooling and recreational facilities including two modern shopping centres, Aquavale leisure centre, multiplex cinema and the Waterside theatre. Aylesbury also offers two main line railway stations with commuter services to London Marylebone.

26 Temple Street, Aylesbury

Buckinghamshire, HP20 2RQ

Tel 01296 422171

55 North Street, Thame

Oxfordshire, OX9 3BH

Tel 01844 260909



RATEABLE VALUE: tbc.

RATES PAYABLE: tbc.

VIEWING Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property. **None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor. None of the appliances in the property have been tested.**

NOTICE Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame RS/CL/5131

*** TOWN CENTRE
DEVELOPMENT OPPORTUNITY
WITH VACANT POSSESSION *
PLANNING PERMISSION FOR
TWO FLATS AND RETAIL UNIT
* PRIME TOWN CENTRE
LOCATION ***

martinkemps.com