Duncan Bailey Kennedy
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Commercial Property Consultants
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PROPERTY PARTICULARS

FREEHOLD RETAIL / CLASS E BUSINESS UNIT WITH RESIDENTIAL UPPERS FOR SALE

Ideal House
Exchange Street
Aylesbury
Bucks, HP20 1QY



PROMINENT TOWN CENTRE RETAIL / SHOWROOM AVAILABLE WITH VACANT POSSESSION

WITH RESIDENTIAL UPPER PARTS LONG LEASEHOLD INVESTMENT

SUITABLE FOR A VARIETY OF USES UNDER CLASS E SUCH AS RESTAURANT / CAFÉ / RETAIL / EDUCATIONAL / MEDICAL

Business Rates Relief May Apply

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The property is very prominently located fronting Exchange Street in Aylesbury town centre at the entrance to Exchange Street Car Park. Furthermore, it is opposite a multi-storey car park and Waitrose together with the Waterside Theatre. The town centre shops including Friars Square and Hale Leys Shopping Centres are close by.

DESCRIPTION
The building comprises the freehold of the whole of this four storey building which contains showroom accommodation on the ground floor, with six self-contained flats situated on the upper floors that have been sold off on long leases. The premises have a wide frontage with a return frontage to Exchange Street Car Park.

The showroom accommodation is currently made up of a number of smaller rooms used to display bathrooms but can be opened out to provide mainly open plan accommodation which would suit a variety of different uses subject to obtaining the necessary consents where required. There is extensive pay and display parking adjoining the property and each flat has a parking permit.

Vacant possession of the ground floor accommodation will be available on completion of a sale. The ground floor business unit is suitable for a variety of uses under Class E including restaurant/café, educational, medical, crèches / day centres.

ACCOMMODATION
The premises provide the following accommodation measured on an approximate gross internal area basis: -

Ground Floor Retail:	2,595 sq. ft / 241.08 sq.m
First Floor:	2 x 2 bedroom flats
Second Floor:	2 x 2 bedroom flats
Third floor:	2 x 2 bedroom flats

The six self-contained residential flats in the upper parts have all been sold off on long leases. Full details are available on request.

PRICE
Our clients seek £450,000 plus VAT if applicable for their freehold interest.

RATES
The Valuation Office indicates a Rateable Value as of 1st April 2026 of £12,000 for the ground floor premises. Rate in the £ for 26/27 is 43.2p. Business rates relief may apply

ENERGY PERFORMANCE RATING

Retail Unit	Flat 1	Flat 2	Flat 3	Flat 4	Flat 5	Flat 6
D-81	E-41	E-53	E-52	TBC	D-58	TBC

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DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:-

Duncan Bailey Kennedy
01494 450 951
www.dbk.co.uk

Phillip Mawby / Tom Good

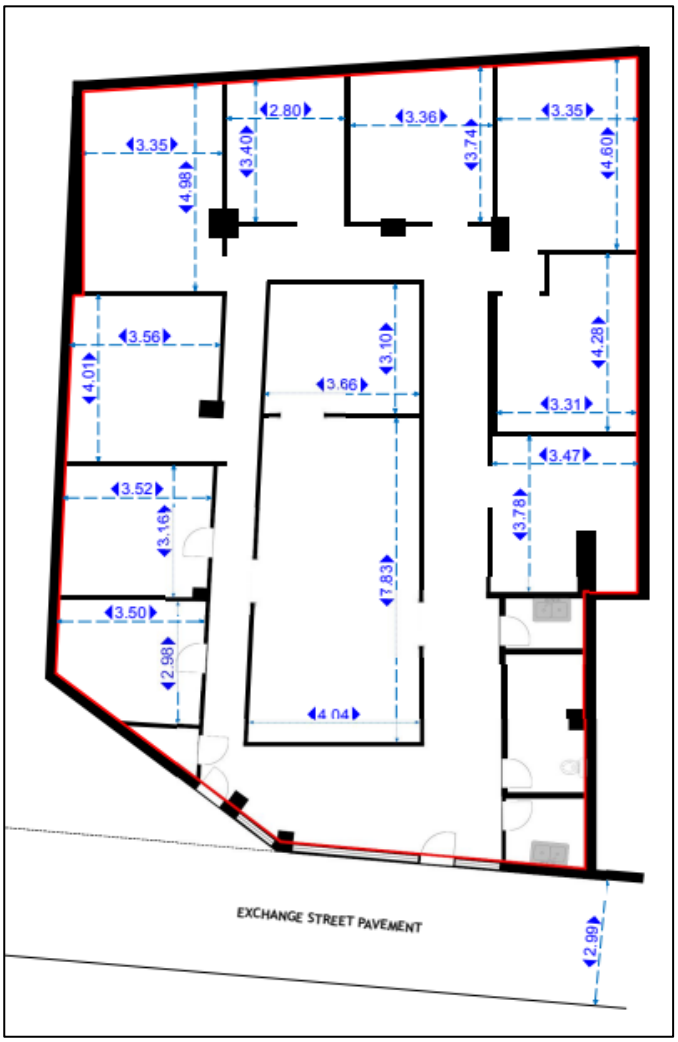
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CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2026 WINNER







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SITE PLAN



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