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PROPERTY PARTICULARS

MODERN BUSINESS UNIT
LONG LEASEHOLD FOR SALE
WITH VACANT POSSESSION

Unit B Merlin Centre
Gatehouse Close
Aylesbury
Bucks, HP19 8DP



2,865 SQ. FT / 266 M² (APPROX GIA)

OF INTEREST TO OWNER OCCUPIERS & INVESTORS

LOCATED ON A WELL ESTABLISHED BUSINESS PARK

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 located within the Merlin Business Estate, Gatehouse Close, which is off the A41 Gatehouse Road approximately 1 mile to the west of Aylesbury town centre.

DESCRIPTION
The premises comprise a purpose built mid-terraced industrial unit which have been later adapted to provide a storage mezzanine platform. The ground floor provides storage accommodation. There is a disabled toilet and WC on the ground floor.

The ground floor has roller shutter door access and there is designated car parking to the front of the property.

The building is estimated to have been constructed in the 1990s and is of steel portal frame construction with brick elevations to the front and profile sheet steel cladding to the rear.

ACCOMMODATION
The premises comprise the following approximate gross internal areas:

Ground Floor	
Warehouse:	145.98 m^2 / 1,571,32 sq. ft.
Mezzanine Stores:	120.26 m^2 / 1,294.48 sq. ft.
Total	266,24 m^2 / 2,865.80 sq. ft.

PURCHASE PRICE - Our clients seek £350,000 for their long leasehold interest.

The property is held on a 999 year lease from 25th December 1989 with no ground rent.

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

RATES - The Valuation Office indicates a Rateable Value as of 1st April 2023 of £15,750. Rate in the £ for 25/26 is 49.9p

ENERGY PERFORMANCE RATING - D-78

LEGAL COSTS - Each party is to be responsible for their own legal costs incurred in the transaction.

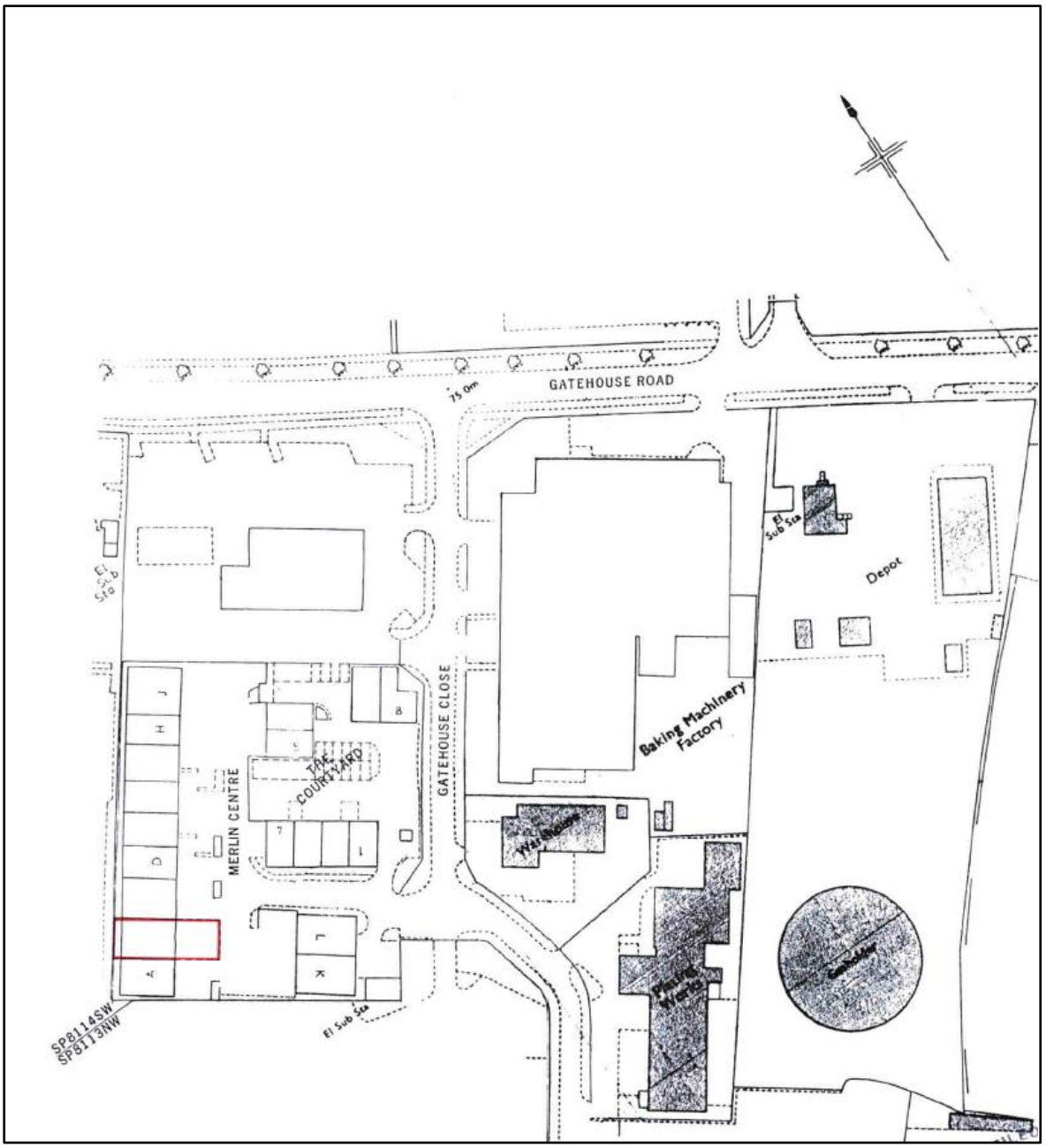
VIEWING - Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:

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SP8114SW
SP8113NW
El Sub Sta