

TO LET

SHOP /OFFICE (subject to planning)

Located in the attractive and busy village square

290 Sq Ft (26.94 Sq M)



1A THE SQUARE

LONG CRENDON

AYLESBURY

BUCKS HP18 9AA

Location

The premises are located amidst other varied village shops and a popular cafe in the village square of the sought after village of Long Crendon, just off the B4011 Bicester Road about 1 mile from the market town of Thame. There is good access to Aylesbury 9 miles, Oxford 15 miles and High Wycombe 16 miles. The M40 Motorway (J7 & 8) is within 6 miles.

1A The Square, Long Crendon, Aylesbury, Bucks. HP18 9AA

Description

The premises comprise a ground floor shop/former office with a characterful beamed ceiling of a thatched Grade 2 Listed building. The first floor flat is separately let. The shop has electric economy heating and there is gas connected if required. There is a sink unit in the rear left corner of the shop. The most recent use has been as a florist and previously a toy shop and before that an office. We believe that change of use planning permission to an office again would be forthcoming because of the planning history.

Accommodation

The accommodation with approx. measurements in accordance with the RICS Property Measurement Standards is as follows:

External Frontage approx.	11'0" (3.38 m)	
Internal Width approx.	10'1" (3.07 m)	widening to 13'0" (3.96 m) at rear
Total Depth	22'6" (6.86 m)	

Floor Area **290 sq ft** (26.94 sq m)

Toilet (shared)

Lease

A new Lease on the usual full repairing and insuring basis.
Proposed Rent **£8,000 per annum**, paid quarterly in advance.

Business Rates

Rateable Value £4,550. Rates payable **£2,184.00** for year 2018/2019
Note: Nil payment under Small Business Rates Relief, subject to conditions.
Contact Aylesbury District Council 01296 585858

Legal Costs

Ingoing tenant responsible for landlord's legal costs in the lease transaction.

Viewing

Strictly by appointment through the sole agents, Honour & Co.
Contact Steve Humpston BSc MRICS
Telephone: 01296 614800 or 07770 818080
Email: steve@honourandco.com

File – c464