

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

Contact: Nick Bosworth or Cristian Coccozza
Tel: 01908 678 800
eddisons.com





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.

 what3words
///sting.shifters.braced

 Google Maps
Click here



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 £590,000. 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: C-64

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Contact:

NICK BOSWORTH
[07721 128 798 nick.bosworth@eddisons.com](mailto:nick.bosworth@eddisons.com)

CRISTIAN COCOZZA
[07810 746 885 Cristian.Cocozza@eddisons.com](mailto:Cristian.Cocozza@eddisons.com)