

# ATTRACTIVE COMMERCIAL LONG LEASEHOLD FOR SALE



## Long leasehold commercial premises for sale.

35 Lakeside,  
Watersmead,  
Aylesbury, HP19 0FX

### Location:

Located in the prestigious Watersmead residential and leisure village just north of Aylesbury town centre. 35 Lakeside is a prominent corner unit facing the square and directly adjacent to Watermead Lake.

Watermead is an easily accessible location just off the A413 and ring road of Aylesbury. Surrounded by a series of A roads leading to major motorway networks such as M1, M40 and M25 Motorways.

Other occupiers in the square include the Watermead Inn, The Post Office and Watersmead Dental Centre.

### Description:

Ground floor commercial unit on a parade of 5 adjoining retail properties alongside Dentist and Veterinary clinics with plentiful on site parking.

Mostly open plan accommodation with kitchenette and WC.

Ground Floor 740 sq ft



### Tenure:

Long leasehold interest for sale. 125 years from September 1988 expiring September 2113, leaving approximately 91 years remaining. Subject to annual ground rent of £200.

### Terms:

Our clients are looking for offers in excess of £245,000 for their long leasehold on an unconditional basis.

### Legal costs:

Each party to bear their own professional costs.

### EPC:

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### Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or contact Bill Harrington on 01494 689 602 or email [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

(Subject to Contract) March 22

### **Important notice**

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