

PROMINENT ROADSIDE OPPORTUNITY

LONDON ROAD (A421), BUCKINGHAM, BUCKINGHAMSHIRE, MK18 1SH

KEY POINTS

- **Adjacent Travelodge**
- **Ring Road Location**
- **Potential to redevelop subject to planning**
- **Existing A3 consent**
- **Suitable for A1-A5 subject to planning**
- **0.75 acre site**

LOCATION

The site is located on the A421 on the Buckingham Ring Road on the roundabout junction with the A413. Adjacent to the site is a Total filling station. Please click on the link below for the location map.

There is a large development site to the rear which is in the process of being sold, having outlined planning permission for 700 residential units and other uses. (ref 09/01035/AOP)

<http://www.multimap.com/s/jTeNv9Qq>

DESCRIPTION

The existing restaurant provides approximately 2,976 sq ft (276.48 sq m) of ground floor accommodation plus shared car parking with the adjacent Travelodge. The attached plan indicates the whole site which includes an adjacent landscaped area.

Interested parties can make use of the existing fixtures and fittings in the restaurant although no warranty will be given and will be entirely at the leasee/purchasers own risk.

DEVELOPMENT OPTIONS

The landlords are prepared to look at a comprehensive development of the existing building and adjacent land which could provide for example a drive-thru restaurant, or a Care Home - subject to planning.

LEASE TERMS

The existing building is available on a new full repairing and insuring lease for a minimum term of 10 years subject to a rent review mechanism to be negotiated.

RENT

The rent on the existing building will commence at £32,500 per annum exclusive.



Above picture shows building when traded by Little Chef

FREEHOLD

Our clients will consider a sale of their freehold interest and offers of £750,000 plus VAT are invited.

RATES

According to the Valuation Office website the property has a rateable value of £34,500, however interested parties are advised to make their own enquiries.

TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

VIEWING

Viewing can be arranged via sole agents:

Ashwell Rogers
David England
020 7758 3284 / 07956 386114
david@ashwellrogers.com

John Ray
020 7758 3282 / 07801 551043
john@ashwellrogers.com

SUBJECT TO CONTRACT

August 2010

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

