



making property work for business



Picture taken June 2020

**121 ASTON CLINTON ROAD,
ASTON CLINTON, HP22 5AB**

TO LET

**CAR SHOWROOM AND WORKSHOP
6,645 sq ft (617.4 sq m)**

SITE AREA 0.80 acres (0.32 ha)

Location

The property is located 1.5 miles south east of Aylesbury, prominently fronting the A41, which provides a key access route that leads direct to junction 20 of the M25 within approx. 19 miles. The site is also within only a 2 - minutes' drive of a new Jaguar Land Rover dealership, and a Holiday Inn.

Description

The site currently provides accommodation for a compact car dealership, comprising a showroom and a 6 bay workshop, with offices on both ground and first floor levels. Externally there is a free standing valet bay.

Terms

Our client is seeking to assign or sub-let their leasehold interest expiring 12th March 2028, with a passing rent of £107,500 per annum exclusive of outgoing and VAT, with 5 yearly rent reviews. *There is an outstanding rent review dated March 2018.*

Business Rates

The property has a Rateable Value (2017) of £80,500.

Energy Performance

D-90.

Town Planning

We understand from the emerging planning policy within the Vale of Aylesbury Local Plan, the car dealership site is considered to be employment use.



Boundary shown is indicative

Accommodation

	sq m	sq ft
Showroom & Offices	175.5	1,889
Workshop & Office	192.7	2,075
Parts Sales/Delivery	44.7	480
First Floor Parts	75.5	812
First Floor Offices	129.0	1,389
Total	617.40	6,645
External Display		
Parking	49 bays	
Customer Parking	44 bays	

Site Area

0.80 acres (0.32 ha)

VAT

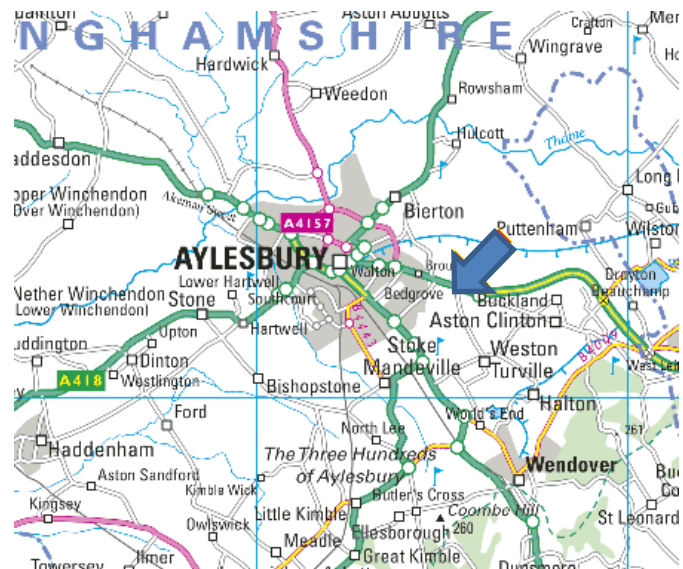
The property has been elected for VAT.

Viewings are Strictly by Appointment

Please Contact:

Bill Bexson or Alice Bennett

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