



Ref: 1620



D2 former yoga studio

**Planned on ground floor
only**

**Situated in the town
centre of Buckingham**

28 Candleford Court

Buckingham

MK18 1GA

**D2 former yoga studio, planned on ground floor, gross internal floor area approx. 1,440 sq. ft.
(133 m²)**

**Ideal for a number of D1/D2 (E) uses including gym, fitness studios, pilates, dance studios,
medical, health, education, creche etc.**

2 parking spaces available in underground car park

Offers invited in excess of £450,000 for the long leasehold interest

To be let on a new FR&I lease for a term to be agreed, rental offers invited in excess of £30,000

pax

Subject to contract

Location

The property is situated within the development of Candleford Court, fronting Bridge Street. It is within the heart of Buckingham Town Centre, in a high visibility, affluent location. Buckingham is located in the rural north of Buckinghamshire and is a picturesque town with plenty of greenery. It is within one hour of Birmingham and less than 90 minutes from the centre of London.

The Town is well served by roads, being easily located between the M1 to the east and the M40 to the west. Milton Keynes railway station is approximately a 20-minute car journey and bus services are readily available.

Buckingham Community Hospital, Norton House University, Waitrose, Sainsburys, Tesco's express, a number of restaurants and other amenities are all within close proximity.

Property

A prominent, high visibility corner unit fronting Bridge Street. The property is situated on the ground floor of a recently constructed, mixed use development and is currently being used as a yoga studio. The unit was recently refurbished in 2019 and is in excellent condition.

The property has a private gated entrance from the rear, accessed behind the development and a pedestrian access to the front via Bridge street. There are 2 allocated parking spaces available in underground car park. There are also 2 public car parks at Cornwalls and Western Avenue which are both within a short walk from the unit.

The accommodation comprises:

- Large studio
- Reception
- Changing rooms
- W.C.
- Kitchenette/staff room

Floor areas

We are advised the total gross internal floor area approx. 1,440 sq. ft. (133 m²)

Planning

We have been advised that the premises has D2 use as it is currently being used as a yoga studio. The property would be ideal for many D1/D2 (E) uses, including education, training, tuition, medical, dental, health, creche, yoga/fitness studios, specialist uses, etc.

NOTE: As from 1st September 2020 the use class order has been re-defined and this unit will fall into category E.

EPC

In hand

VAT

I am advised the property is NOT elected for VAT purposes

Rent

New F R & I lease for a term to be agreed. Rental offers invited in excess of £30,000 pax, subject to contract.

Terms

The property is held on a 125 year lease with 122 years unexpired

Price

Offers invited in excess of £450,000 for the long leasehold, subject to contract

Costs

Each party to be responsible for their own legal and professional costs.

Holding Deposit

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment **only**,

Bernard Gordon & Co

Ben Wallis or Ben Goldstone

020 8099 3119 or sales@bernardgordon.co.uk

Floor plans not to scale



Available unit marked in red

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements