

## 6 Kingsbury Square Aylesbury, Buckinghamshire HP20 2HT

lot 25

### Freehold Retail Investment

- Entirely let to Thomas Estates Limited (t/a Cashino) on a new 15 year lease until 2027
- Prominent town centre position
- Within close proximity of Friars Square Shopping Centre and Hale Leys Shopping Centre
- Nearby occupiers include Nationwide, Lloyds TSB, Subway and Timpson
- Six Week Completion Available

Rent  
**£19,000**  
per annum  
exclusive



On behalf of Joint LPA Receivers

## Wedlake Bell

### Location

Miles: 23 miles east of Oxford  
40 miles north-west of London  
Roads: A41, A413, A418, M40 (Junction 7)  
Rail: Aylesbury Railway Station  
Air: London Luton

### Situation

The property is situated in a prominent location within the town centre on the southern side of Kingsbury Square, close to its junction with the pedestrianised High Street and Market Street. The property is located within close proximity of both Friars Square Shopping and Hale Leys Shopping Centre, with other nearby occupiers including Nationwide, Lloyds TSB, Subway and Timpson.

### Description

The property comprises a ground floor retail unit, trading as an amusement arcade with ancillary and storage accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	47.88 sq m (515 sq ft)	<b>THOMAS ESTATES LIMITED (t/a Cashino)</b>	15 years from 17/05/2012 until 16/05/2027 on a full repairing and insuring lease	£19,000	17/05/2017 and five yearly thereafter
First	Ancillary/Staff	22.98 sq m (247 sq ft)				
Second	Ancillary	19.94 sq m (215 sq ft)				
<b>Totals</b>		<b>90.80 sq m (977 sq ft)</b>			<b>£19,000</b>	

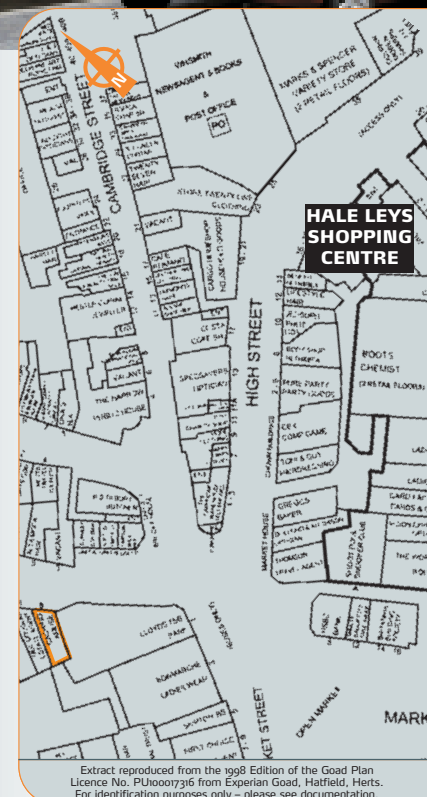
(i) For the year ending 26th December 2010, Thomas Estates Limited reported a turnover of £29,709,301, pre-tax profits of £720,244 and a total net worth of £7,939,180. (Source: www.riskdisk.com 12/06/2012)

### For further details please contact:

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854.  
Email: jo.cordrey@acutus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acutus.co.uk  
[www.acutus.co.uk](http://www.acutus.co.uk)

### Solicitors:

**Lawrence Graham LLP**  
4 More Riverside, London SE1 2AU.  
Tel: +44 (0)20 7759 6526.  
Email: david.hayward@lg-legal.com  
Ref: David Hayward.



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