

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

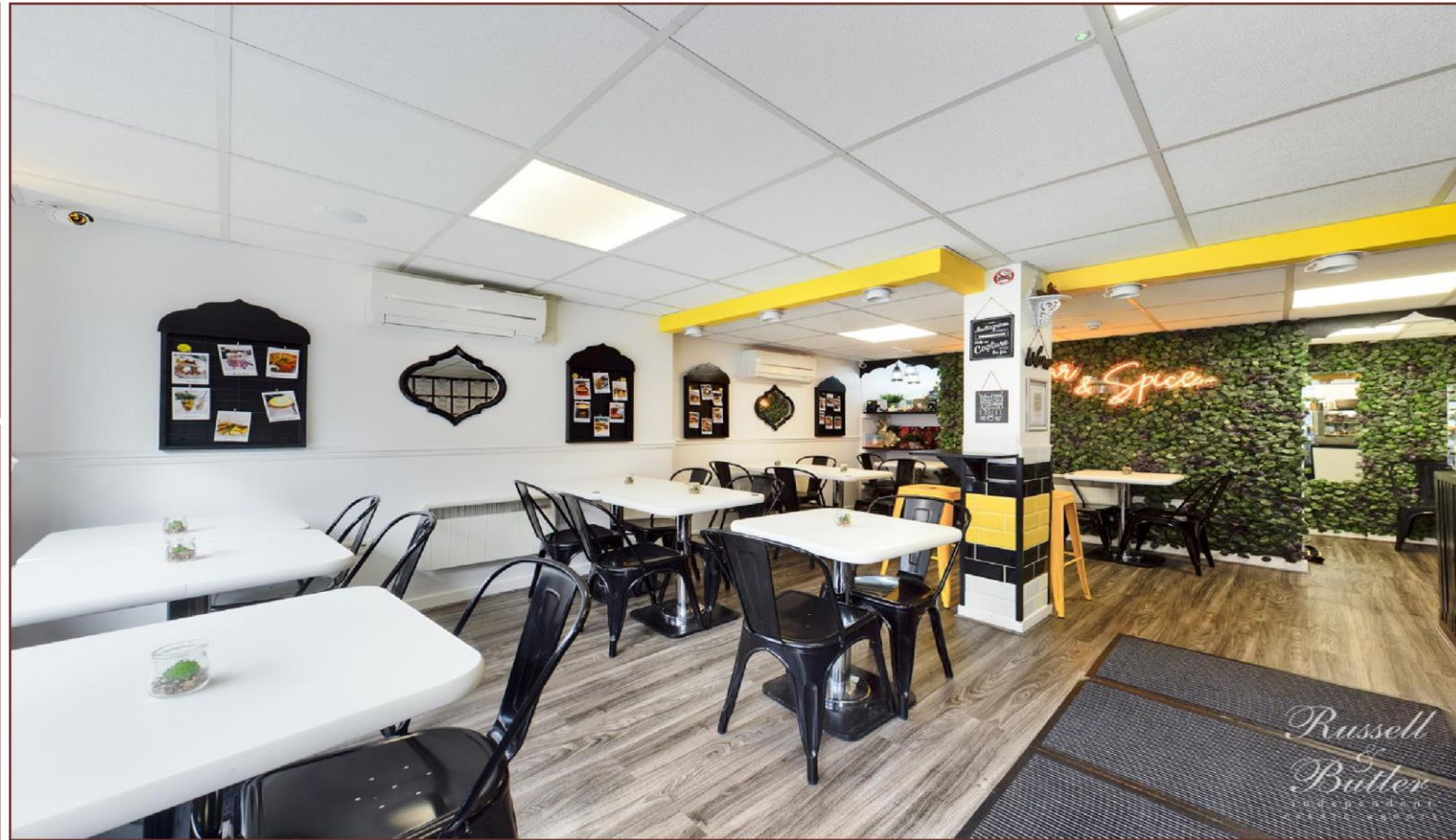
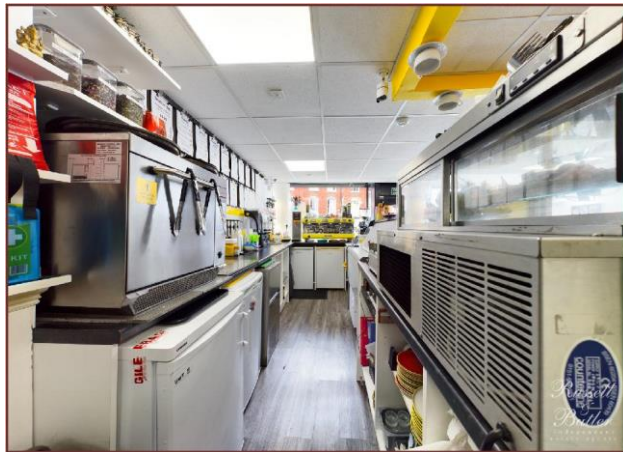
OPEN 7 DAYS A WEEK

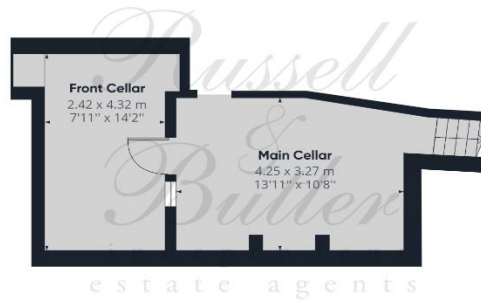
t: 01280 815999 e: sales@russellandbutler.com



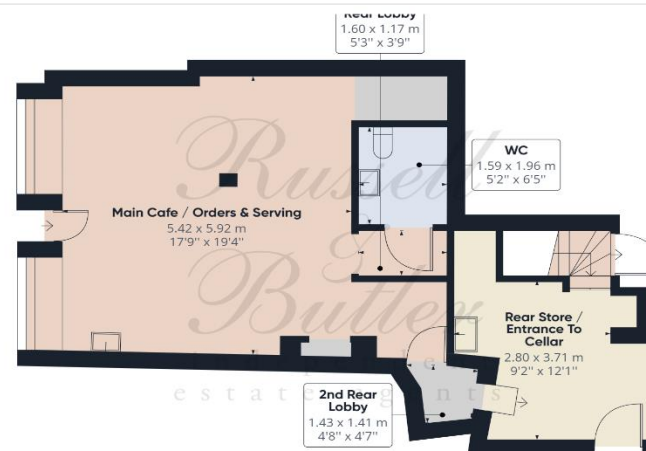
14 Market Square, Buckingham, MK18 1NW Offers in Excess of £260,000.00 Leasehold

FREEHOLD INVESTMENT OPPORTUNITY. A grade 2 listed property situated in a prominent location in Buckingham's town centre, comprising a ground floor café with basement. There is a 10 year lease in place from 19th of August 2022 at a rent of £20,000 per annum. There are two self contained apartments over, which are both sold on long leaseholds of 150 years from February 2018. Annual ground rent £500. The café was completely fitted in 2021.





Floor -1 Building 1



Floor 0 Building 1

Approximate total area⁽¹⁾

769.98 ft²
71.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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