

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Bridge Street, Buckingham, MK18 1EL

Asking Price £200,000.00 Freehold

A rare opportunity to purchase a four story shop premises just off Buckingham's town centre. The current tenant has successfully traded for several years and would wish to remain with the business unaffected. Comprises, two ground floor sales rooms, one in the basement, one on the first floor, plus a changing room, a kitchen/store room, a bathroom and two further storage rooms. There is also a small courtyard to the rear. Please ask for further details. Energy rating C.



Front of Shop

Two Bay windows to front aspect, steps to basement, steps to:

Rear sales area

Stairs rising to first floor.

Basement Sales Room

First Floor Landing

Stairs rising to second floor.

Dressing Room

Window to front aspect.

First Floor Sales Room

Window to front aspect.

Kitchen/Store

Inset single drainer stainless steel sink unit, cupboard under, eyelevel unit, two windows to rear aspect, two skylights.

Second Floor Landing

Cupboard housing hot water tank and immersion heater.

Bathroom

White suite of panel bath, pedestal wash basin, low flush wc.

Store Room

Window to front aspect.

Store Room

Window to front aspect.

Outside

Small Courtyard. Fully enclosed.

Please Note

Flood Risk:

River Water: Very low risk of flooding

Surface Water: Medium risk of flooding

Broadband: Standard and Superfast available.

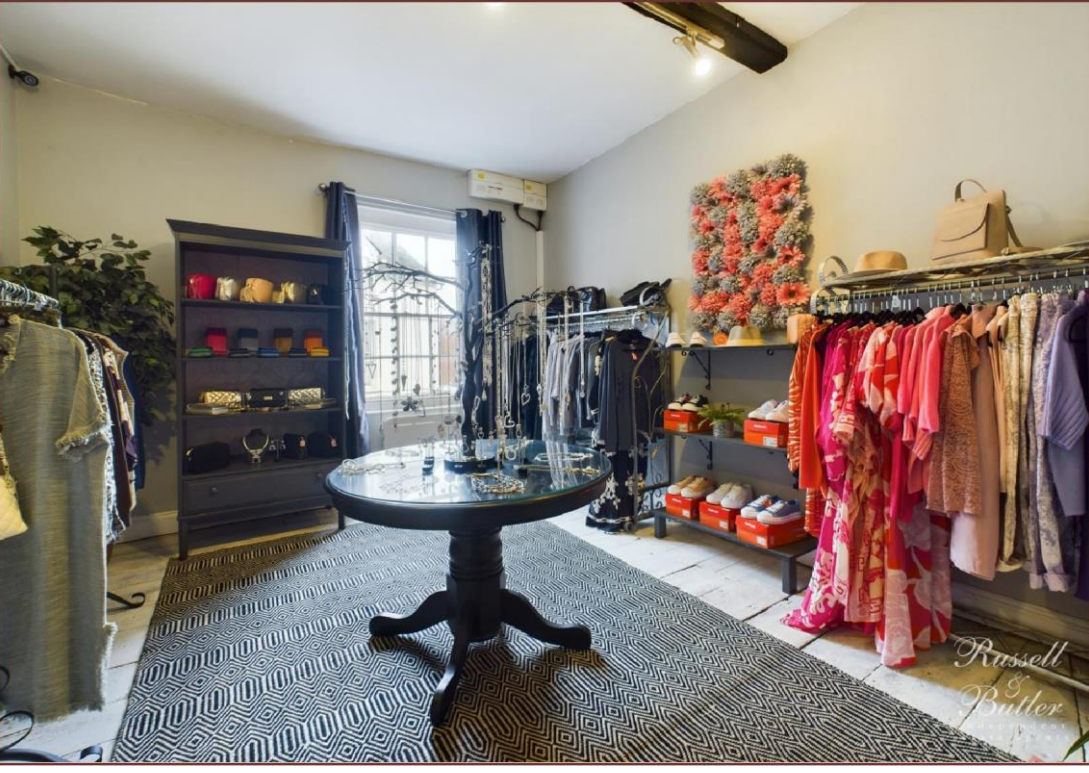
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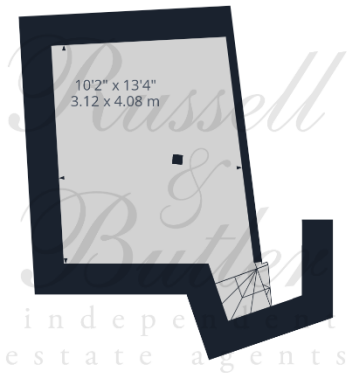
02 and Vodafone Voice and Data Likely both indoor and outdoor.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

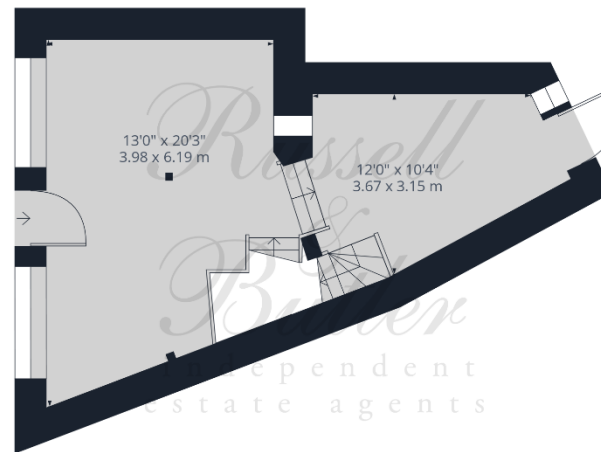
Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information

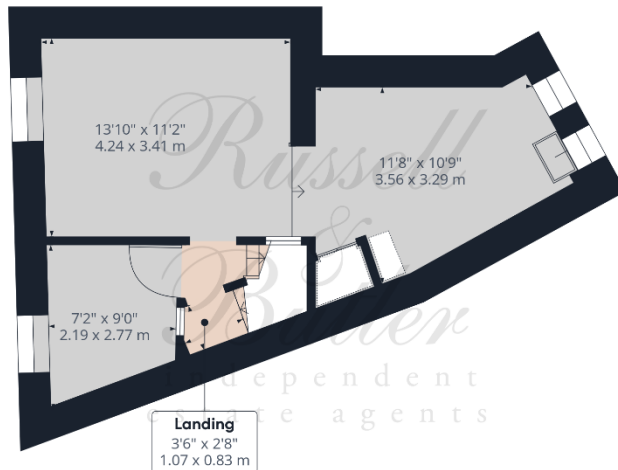




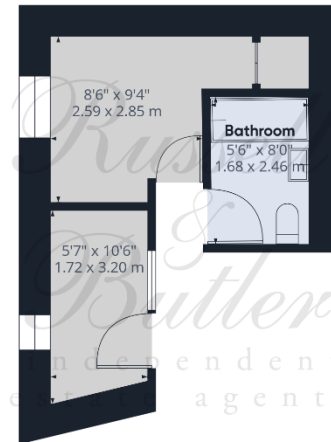
Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾
1086.23 ft²
100.91 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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