

Live / Work Units To Let

**WALTON COURT CENTRE
HANNON ROAD
AYLESBURY HP21 8TJ**

**4 NEW LIVE / WORK UNITS
AVAILABLE TO LET JUNE 2015**

Location

Located within the NEWLY REFURBISHED Walton Court Shopping and residential centre.

Description

Each Unit will comprise a 1 bed, 2 person apartment of 53.3 sq m plus a work space area of 20.7 sq m.

An indicative floor plan is attached below.

EPC

Attached below.

Rent & Terms

Each unit will be let individually on terms that are compliant with HCA guidelines.

The initial rent is anticipated to be in the region of £126.92 per week per unit, but is subject to change in accordance with fluctuations in the market.

A service charge of £6.92 per week will be payable on each unit



Rates

The premises are still to be assessed.

Legal Costs

Each party to bear their own legal costs

Viewing

By appointment with sole agents:

Stuart Rider
Jaggard Baker
Tel: 01494 689617
Email: scr@jagbak.co.uk

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

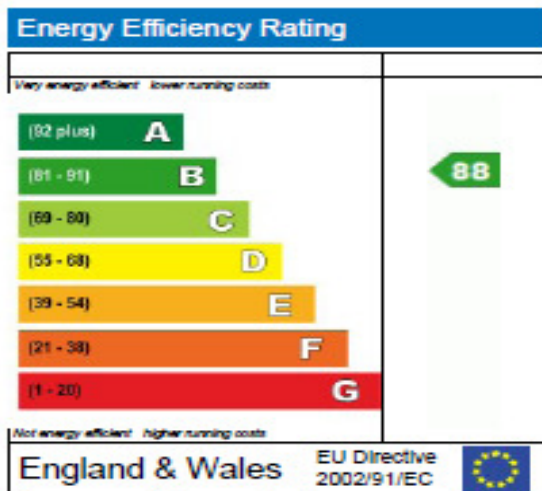
Predicted Energy Assessment

Live-Work Unit Sample, Walton Court Centre
Hannon Road
AYLESBURY
HP21

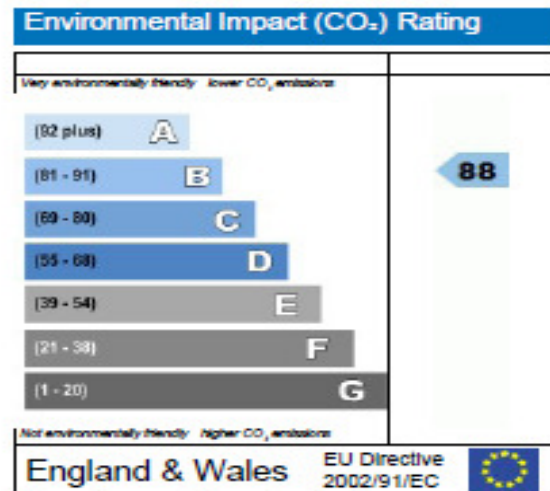
Dwelling type: Mid floor flat
Date of assessment: 12 Oct 2010
Produced by: Mr Andrew Ball
Total floor area: 72 m²

This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

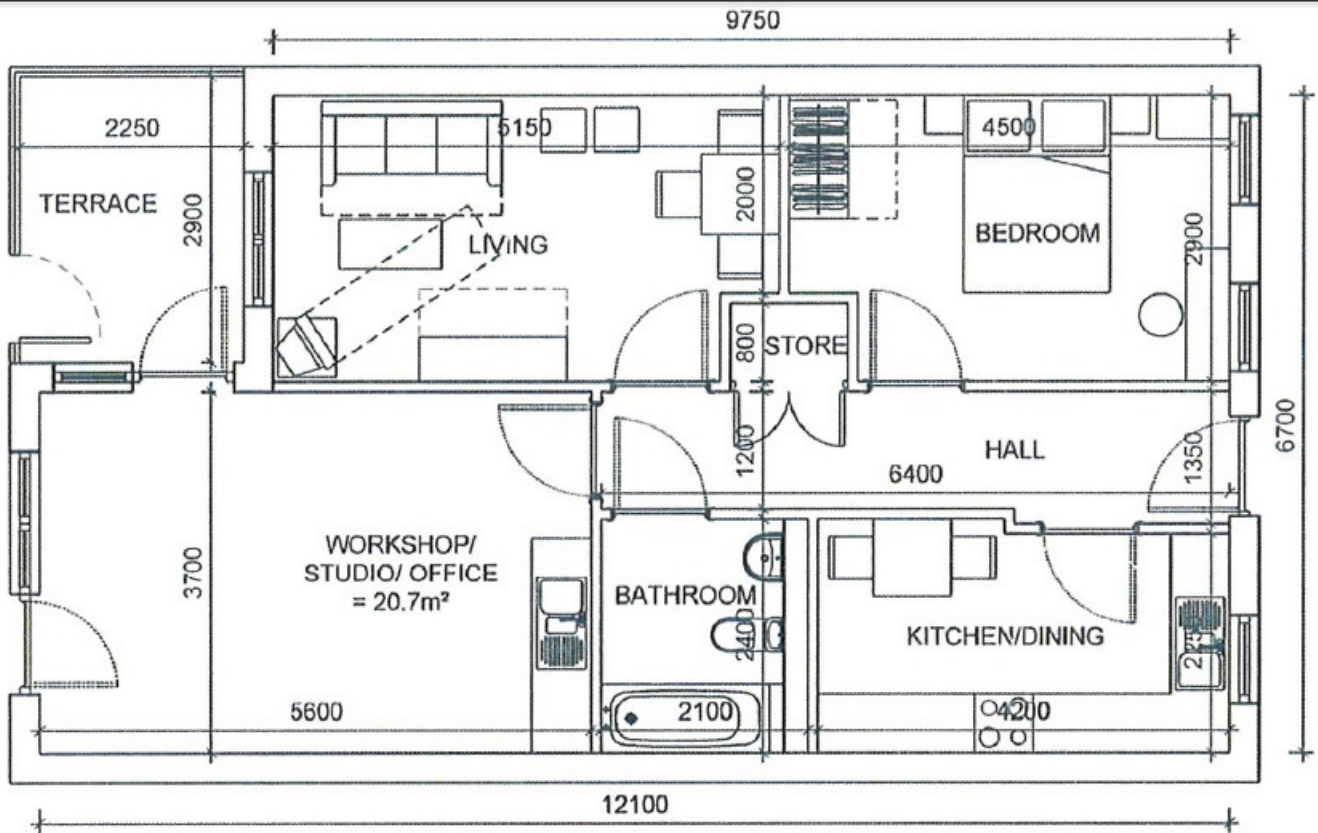


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Predicted Energy Assessment



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LIVE-WORK UNIT: FLAT TYPE F

1:100

1 BED/ 2 PERSON FLAT =	53.3m ²
STUDIO/ WORKSHOP =	20.7m ²
TOTAL FLOOR AREA =	74.0m²

(HQI range for 2 person flat = 45 to 50 m²)