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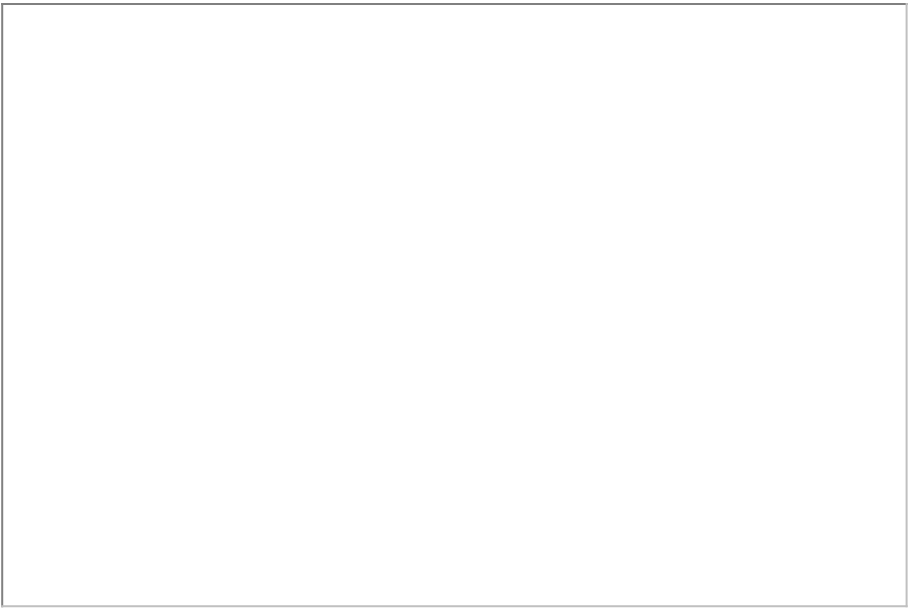
The Forge, London Road, Wendover

£200,000

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- Freehold commercial building • 3-phase electricity supply with adjacent land
- Set on approximately 0.42 acres
- Allocated parking for 2-3 vehicles
- EPC Rating D
- Approximately 1,315 sqft
- Potential for various uses subject to necessary consents



Rybull Group is pleased to present The Forge, a unique freehold commercial property and approximately 0.42 acres of land located on Bowood Lane, Wendover, Aylesbury. The property spans two titles (BM223799 and BM220324) and offers an exceptional opportunity in a picturesque rural setting, yet within easy reach of Wendover and Aylesbury's amenities and services

Description

The Forge is a versatile commercial building offering approximately 1,315 sq. ft. of space, ideal for a range of uses, set on approximately 0.42 acres, equipped with 3-phase electricity, ensuring ample power for various operational needs.

The adaptable layout allows for a variety of commercial or community-based applications. The property presents a possible planning opportunity, subject to the requisite consents, for either change of use or residential conversion. Buyers must

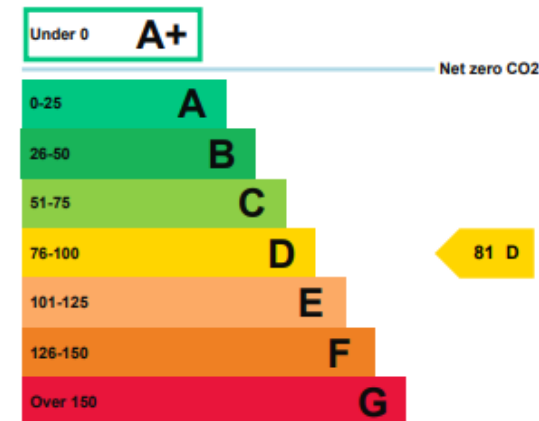


to essential amenities and services in Wendover and Aylesbury. The location is well-connected, making it an attractive option for businesses seeking a peaceful yet accessible workspace.



Energy rating and score

This property's energy rating is D.



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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure