

Unit 2 Market House | Market Square  
Aylesbury | HP20 1TN

## Prime pitch retail premises in Aylesbury town centre

80.36m<sup>2</sup> (865ft<sup>2</sup>)



- Prime retail premises situated on the High Street
- A1 (shops) consent
- Close proximity to both the Hale Leys and Friars Square Shopping Centres
- Nearby occupiers include TUI, Greggs, Carphone Warehouse, Toni & Guy and Bon Marche
- Rent £32,000 per annum exclusive



To Let



## Location

Aylesbury is a market town situated some 17 miles to the south east of Buckingham and 23 miles to the south west of Milton Keynes. The Aylesbury Vale population is approximately 185,000.

The primary shopping pitch is High Street together with the Hale Leys and Friars Square Shopping Centres.

The property is situated on the prime pedestrianised section of High Street adjacent to Greggs and TUI, other major retailers include Specsavers, The Body Shop, Carphone Warehouse, The Works, Bon Marche and Costa.

The High Street forms a busy link between Market Square and Marks & Spencer and the Post Office situated in WH Smith.

## The Property

The subject property is a ground floor only retail unit with a rear access to a shared internal service corridor and shared delivery yard accessed from High Street.

## Accommodation

The premises provide the following approximate accommodation:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	69.40	747
Ground Floor Anc	8.91	96
Outside Store	2.04	22
Total	80.36	865



## Lease

The premises are available by way of a new lease for a term of years to be agreed subject to five yearly rent reviews.

## Rent

The property is available at a rent of:-

**£32,000 per annum exclusive**

## Planning

The current planning use for the property is:-

**A1 (shops)**

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Aylesbury Vale District Council Planning Department.

## Business Rates

We are verbally advised by Aylesbury Vale District Council's Business Rates Department that the premises are assessed as follows:-

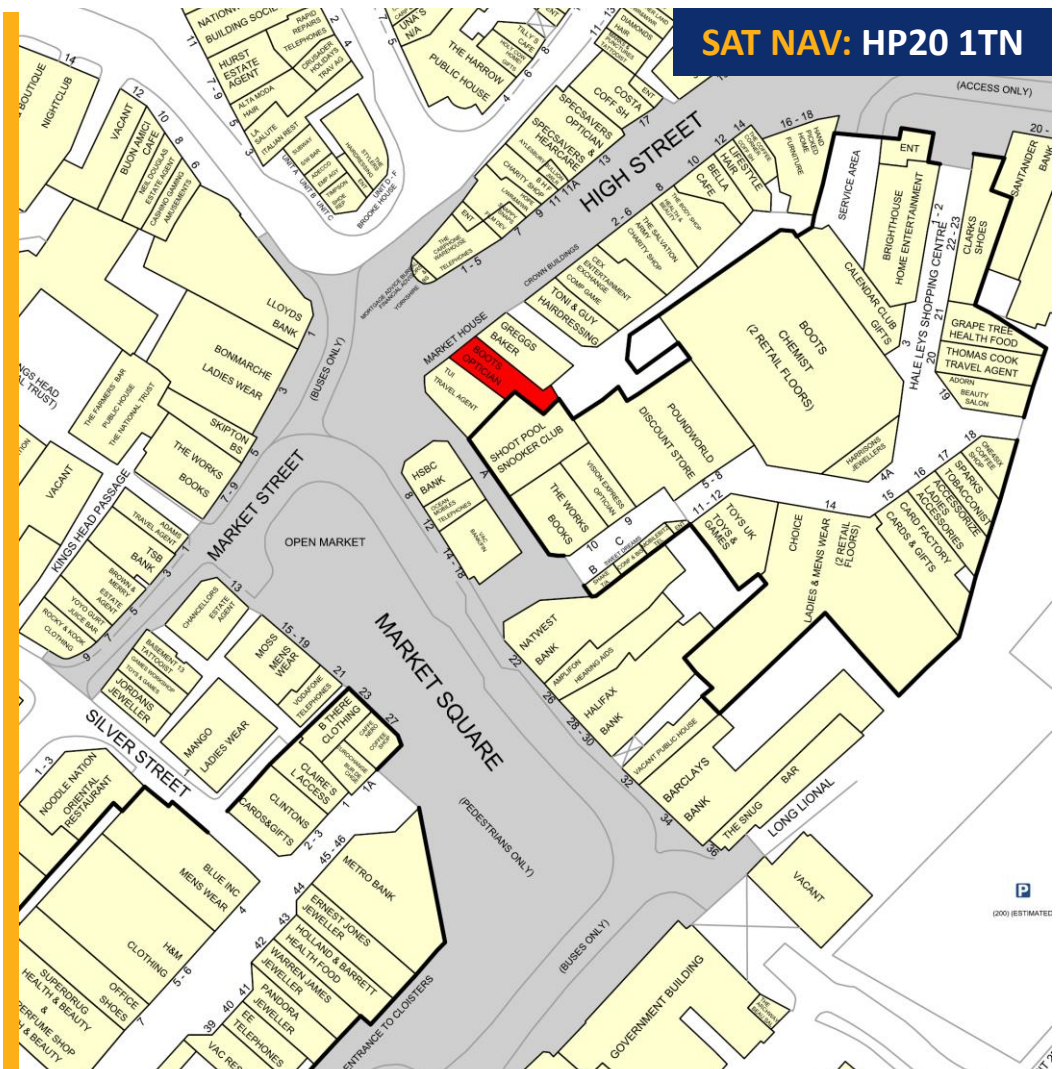
**Rateable Value: £27,750**

The current UBR is 48.0p. However, all interested parties are advised to make specific enquires with the Local Billing Authority having regard for the effect of transitional phasing implications.

## Legal Costs

Each party is to bear their own costs with regards to this transaction.





**For further information or to arrange to view please contact:**

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