



## 1-3 Market Street

Aylesbury, HP20 2PN

### **PROMINENT TOWN CENTRE RETAIL WITH UPPERS**

**3,398 sq ft**  
(315.68 sq m)

- Basement, ground, first and second floors
- Ground Floor Retail fronting the busy Market Street
- Rear access
- First and second floor offices / ancillary storage
- Basement storage
- Kitchen area on the ground floor



# 1-3 Market Street, Aylesbury, HP20 2PN

## Summary

<b>Available Size</b>	3,398 sq ft
<b>Rent</b>	£55,000 per annum Plus VAT
<b>Rates Payable</b>	£13,098.75 per annum 2023
<b>Rateable Value</b>	£26,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	D (82)

## Description

The property provides basement, ground, first and second floor accommodation within a brick-built building with a flat roof within the Aylesbury's Conservation Area, although not a Listed Building. The ground floor retail area benefits from a kitchen and access to the basement for storage. The front of the property has large windows overlooking Market Street close to Market Square. The first and second floors offer office/ancillary retail or storage space with rear access. Toilet facilities are located on the first and second floors.

The property could be suitable as a traditional retail unit, or medical/leisure uses under the E Class use.

## Location

The building is situated at the Market Square end of Market Street in a prominent location and within the main hub of Aylesbury's retail and Commercial area.

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive. The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes

## Accommodation

Name	sq ft	sq m	Availability
Ground - floor Sales	1,053	97.83	Available
Ground - ITZA	733	68.10	Available
1st	940	87.33	Available
2nd	544	50.54	Available
Basement	875	81.29	Available
<b>Total</b>	<b>4,145</b>	<b>385.09</b>	

## Terms

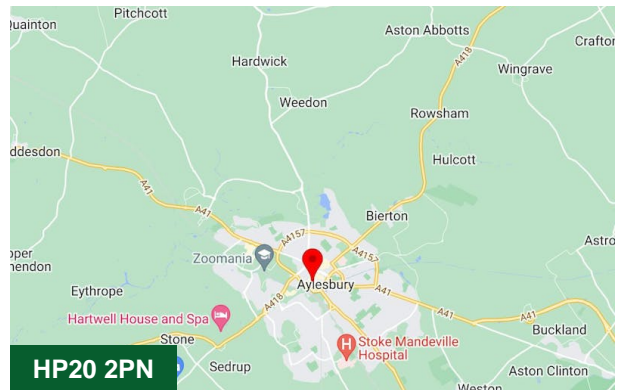
Available on a new lease direct from the Landlord on terms to be agreed.

## Business Rates

£25,000.00

## EPC

D88



## Viewing & Further Information



### Neave DaSilva

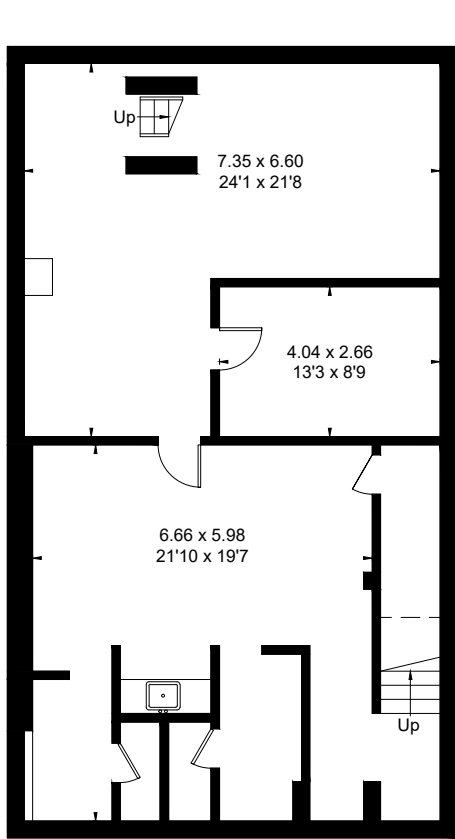
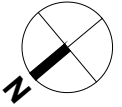
01494 796054 | 07827 908926  
nds@chandlergarvey.com



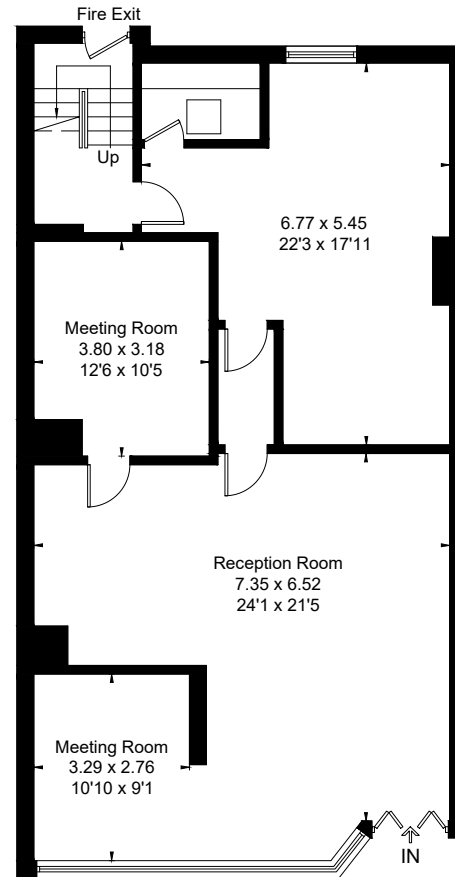
### Joanna Kearvell

07887 793030  
jk@chandlergarvey.com

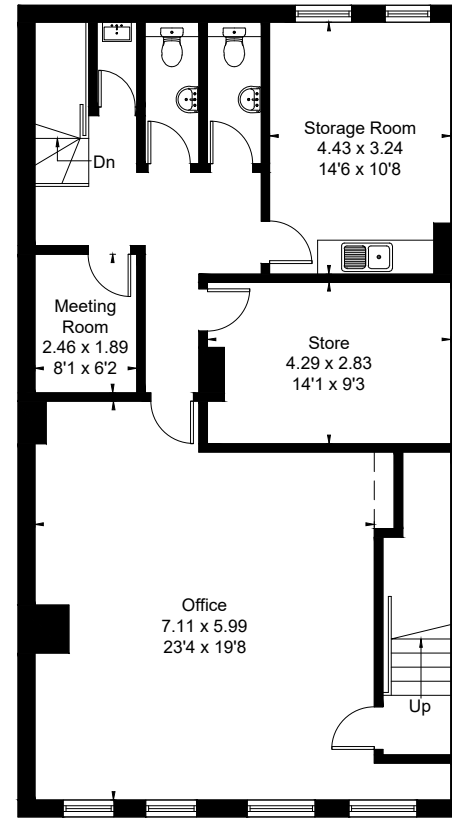
Approximate IPMS 3 Area = 315.7 sq m / 3398 sq ft  
Including Limited Use Area (3 sq m / 32 sq ft)




Lower Ground Floor

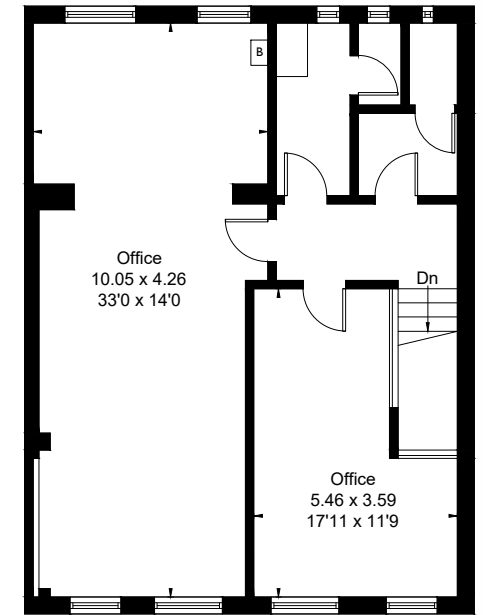


Ground Floor



First Floor

 = Reduced head height below 1.5m



Second Floor