



Unit B Bakers Mews

Buckingham Street, Aylesbury, HP20 2LA

TOWN CENTRE RETAIL PREMISES

780 sq ft
(72.46 sq m)

- Town centre retail unit
- Prominent location adjacent to Sainsbury's
- Vinyl Flooring
- Small store cupboard
- Side entrance

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Summary

Available Size	780 sq ft
Rent	£8,500 per annum Plus service charge, insurance and VAT
Rates Payable	£4,790.40 per annum
Rateable Value	£9,600
Service Charge	TBC
VAT	Applicable. VAT is payable
Legal Fees	Each party to bear their own costs
EPC Rating	A (17)

Description

Retail unit available in Aylesbury Town Centre now available. Prominently positioned adjacent to Sainsbury, and available on new full repairing & insuring leases. Unit B is 780 sq ft with side access from Buckingham Street. Vinyl flooring, WC and small storage cupboard, partition to divide unit. Rental excludes service charge and buildings insurance. VAT is payable.

Location

The property is located in Aylesbury town centre adjacent to Sainsbury's & close to Friars Square & Hale Leys Shopping Centre, banks, restaurants & leisure facilities. Aylesbury is the County Town of Bucks, 44m NW of London 23m from Oxford & 15m south of Milton Keynes. It is situated on the junctions of A41, A413 & A418 with M40 M1 & M25 20 min drive. The town benefits from a direct rail system to London Marylebone with a journey time of 55 mins.

Terms

A new lease to be granted on terms to be agreed direct from the Landlord.

Business Rates

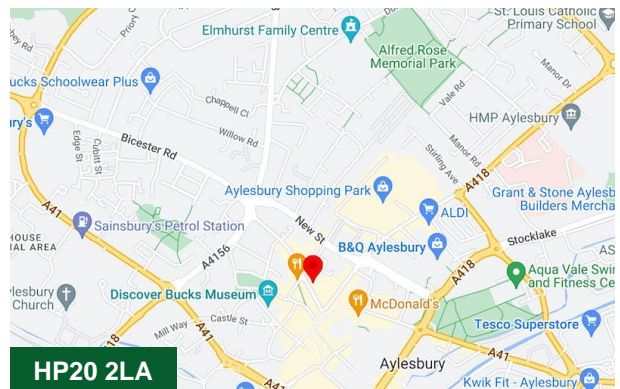
For further information regarding your Rates Payable please contact your Local Authority. If this is your only commercial premises, you may be able to qualify for Small Business Rates Relief via the Local Authority.

EPC

A - 17

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



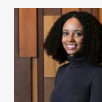
Viewing & Further Information



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