



Ground floor retail

1-3 Market Street, Aylesbury, HP20 2PN

PROMINENT TOWN CENTRE RETAIL

1,053 sq ft
(97.83 sq m)

- Ground Floor Retail fronting the busy Market Street
- Rear access
- Basement storage
- Will be stripped out and redecorated
- Retail / Medical / Leisure uses under E Class

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Summary

Available Size	1,053 sq ft
Rent	£34,000 per annum Plus VAT
Rateable Value	£26,250 To be split
VAT	Applicable
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D (82)

Description

The property provides ground floor retail with basement storage juts off Market Square, within the Aylesbury's Conservation Area, although not a Listed Building. The ground floor retail area will be stripped out and redecorated and includes access to the basement for storage. The front of the property has large windows overlooking Market Street close to Market Square. The landlord will install a DDA toilet to the rear of the ground floor, together with capped services for a kitchen. Rear access is available via a small staircase.

The first and second floors are currently commercial and could be let with the ground floor.

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
Basement	875	81.29	Available
Total	1,928	179.12	

Terms

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

Business Rates

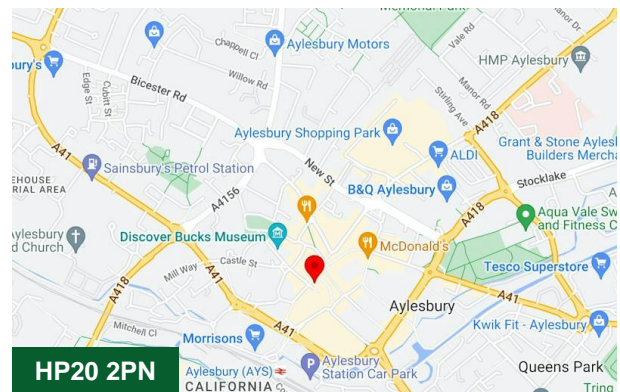
Rateable Value for the whole building £26,250 which will be split for the ground floor and basement.

EPC

D88

Money Laundering / Identity Checks

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



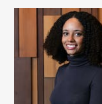
Viewing & Further Information



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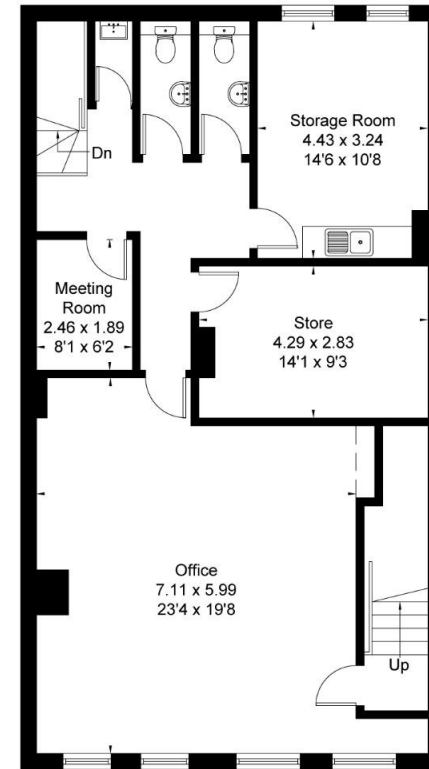
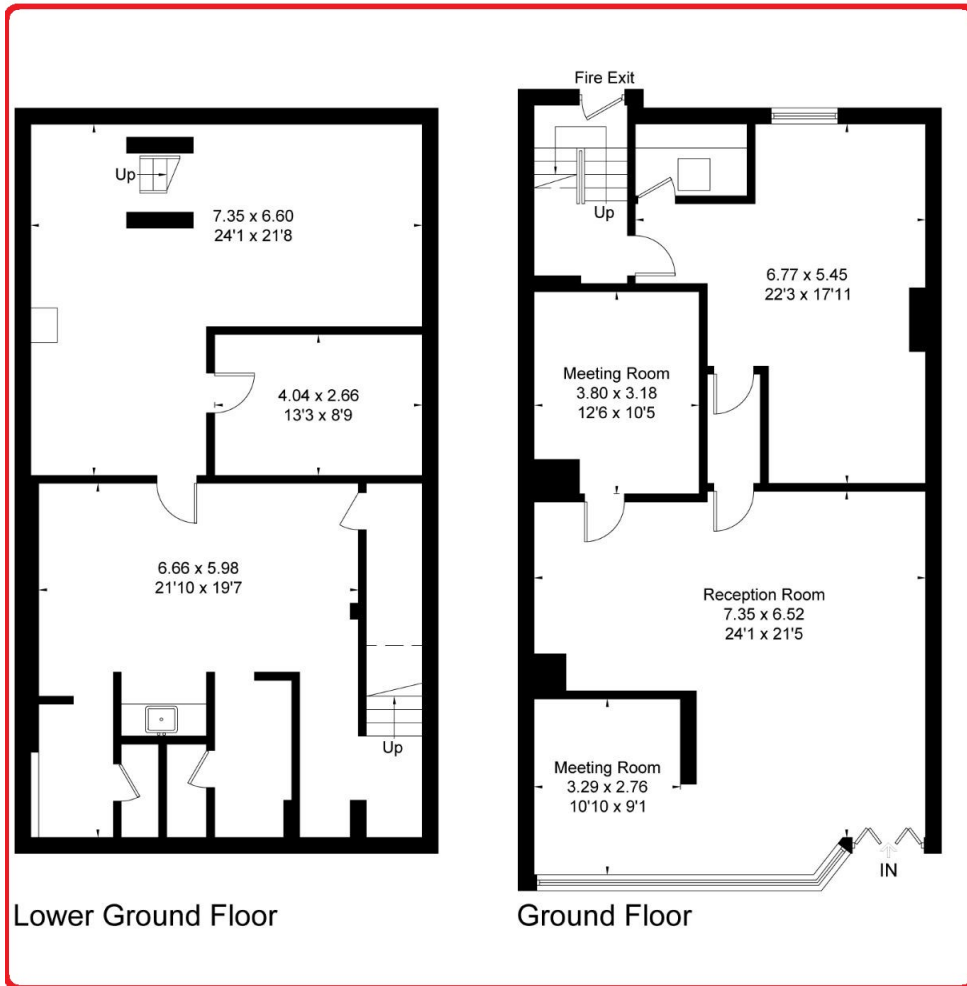
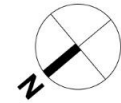


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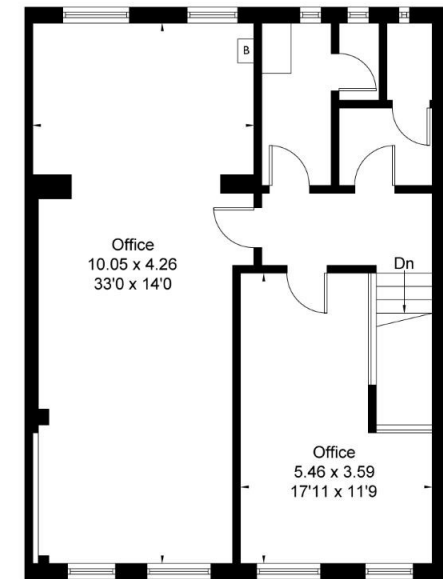
nds@chandlergarvey.com

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



First Floor

□ = Reduced head height below 1.5m



Second Floor