



Ground floor retail, 1-3 Market Street, Aylesbury, HP20 2PN

**To Let | 1,053 sq ft**

REFURBISHED PROMINENT TOWN CENTRE RETAIL



## Ground floor retail, 1-3 Market Street, Aylesbury, HP20 2PN

## TO LET

### Summary

- Size: 1,053 sq ft
- Rent: £28,000 per annum Plus VAT
- Rates payable: To be split
- Rateable value: £26,250
- EPC: D (82)

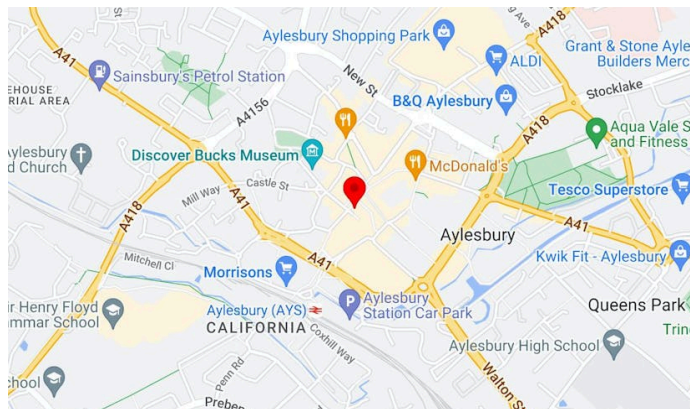
### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



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### Description

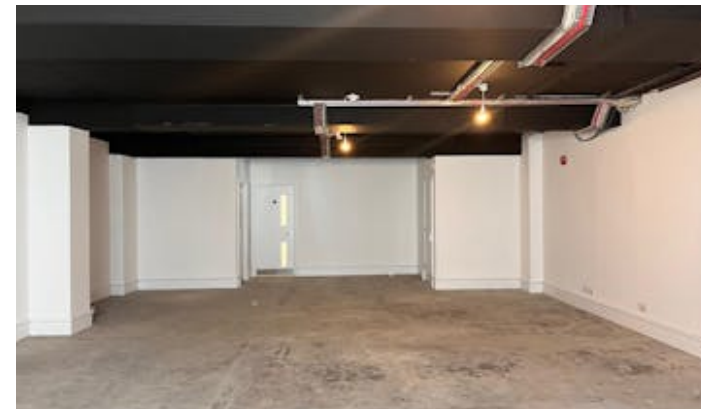
The property provides ground floor retail with basement storage juts off Market Square, within the Aylesbury's Conservation Area, although not a Listed Building.

The ground floor retail area has been stripped out and refurbished. The front of the property has large windows overlooking Market Street close to Market Square, the landlord has installed a DDA toilet to the rear of 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



### 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.

### VAT

Applicable

### Legal fees

Each party to be responsible for their own legal costs involved in the transaction.

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

