



**31A Stoke Road**  
Aylesbury, HP21 7TE

**RETAIL UNIT IN  
PROMINENT  
POSITION**

**412 sq ft**  
(38.28 sq m)

- Redecorated retail area to the front
- Storage to the rear
- Rear Access
- Kitchen & WC facilities
- 2 Car spaces to the rear. Customer Parking to the front.
- No Hot Food

# 31A Stoke Road, Aylesbury, HP21 7TE

## Summary

<b>Available Size</b>	412 sq ft
<b>Rent</b>	£10,000.00 per annum No VAT is payable on the rent
<b>Rates Payable</b>	£1,521.95 per annum 2023
<b>Rateable Value</b>	£3,050
<b>VAT</b>	Not applicable. No VAT is payable on the rent.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

This retail property forms part of a very small parade of shops just off the main gyratory system in Aylesbury town centre. The property benefits from a recently redecorated small retail area to the front, rear storage area, tea point and toilet. There are also capped services for 2 sinks to the rear of the retail area together with rear access with space for bin storage. There is no VAT on the rent and no service charge for this property.

The shop has 2 allocated car spaces to the rear and customer parking to the front. Additional customer parking is available to the rear.

## Location

Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

## Terms

A new 5 year lease is available from the landlord with a 6 month rent deposit. Rent is paid monthly in advance.

## Business Rates

Rateable Value £3,050.

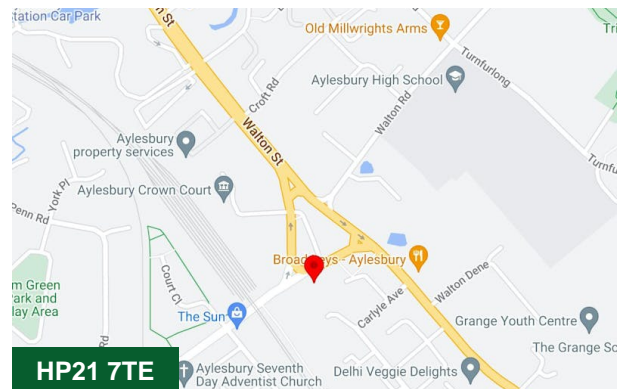
If this is the only business premises occupied then 100% small business rates relief could be applied for.

## EPC

D 97

## Money Laundering and 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



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com



**Neave DaSilva**

01494 446612 | 07827 908926

nds@chandlergarvey.com