



19 Cambridge Street

Aylesbury, HP20 1RP

TWO STOREY RETAIL / OFFICE BUILDING

773 sq ft
(71.81 sq m)

- Town Centre location
- Ground floor retail with first floor offices / treatment rooms
- Self contained with WC & Kitchen
- Suitable for retail / E class use

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Summary

Available Size	773 sq ft
Rent	£19,750 per annum
Rates Payable	£4,990 per annum Small Business Rates Relief Available
Rateable Value	£10,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The property comprises a two storey terraced retail unit in Aylesbury town centre. The ground floor retail unit benefits from additional retail / storage on the ground floor with a rear WC. The first floor provides two offices, one of which includes a kitchen. The ground floor benefits from carpeting and would suit a retailer or wider E class occupier such as training / counselling.

A new lease is available direct from the landlord from September 2024.

Location

The retail unit is located on Cambridge Street, close to the main retail areas of Aylesbury. 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.

Accommodation

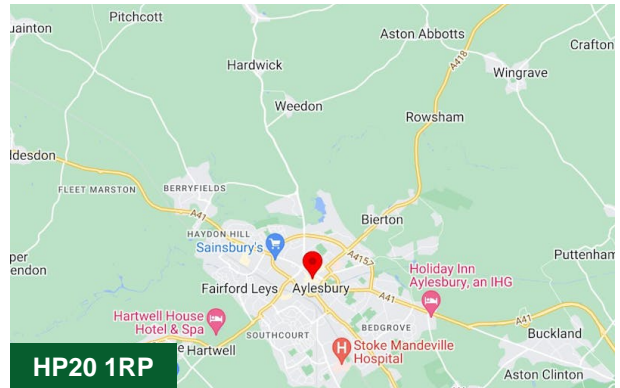
Name	sq ft	Availability
Ground	367	Available
1st	406	Available
Total	773	

Terms

The property is available to let on a new lease

Money Laundering / Identity Checks

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



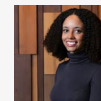
Viewing & Further Information



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