



## Ground Floor Retail

8 Buckingham Street, Aylesbury, HP20 2LD

### PROMINENT MODERN RETAIL UNIT

**841 sq ft**  
(78.13 sq m)

- Large window and signage opportunities to Buckingham St
- Air Conditioning
- Kitchen / breakout area on ground floor
- Mainly open plan with one private office
- E Class - suitable for alternative uses (e.g. medical)

# Ground Floor Retail, 8 Buckingham Street, Aylesbury, HP20 2LD

## Summary

<b>Available Size</b>	841 sq ft
<b>Passing Rent</b>	£20,000 per annum
<b>Rates Payable</b>	£8,233.50 per annum
<b>Rateable Value</b>	£16,500
<b>Service Charge</b>	£2,000 per annum Service charge includes sinking fund.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	C (96)

## Description

The property is located in a prominent situation in Buckingham Street with excellent signage opportunities.

The property comprises a ground floor retail unit benefitting from a large window frontage to Buckingham Street, mainly open plan with a small glass office to one side. A kitchen and storage area can be found to the back. Internally the property has air conditioning, carpeting, LED lighting and a modern feel.

Assignment of lease available.

## Location

Aylesbury is the County Town of Buckinghamshire and is well located lying approximately 44 miles north west of London 26 miles east of Oxford 22 miles west of Luton and 18 miles west of Hemel Hempstead.

The town has good road communications being positioned between the M1 and M40 and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away respectively. Aylesbury has a population of approximately 106000 (within a 10 km radius - 2001 census).

## Terms

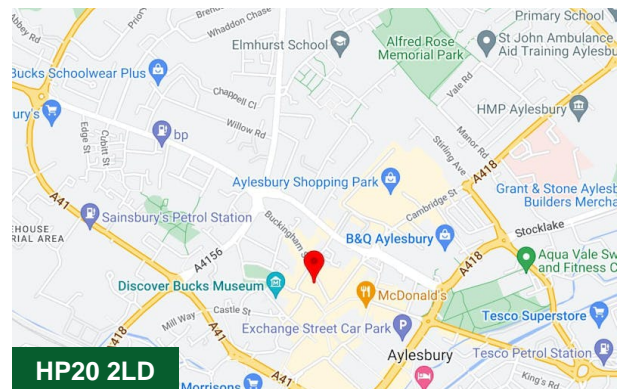
Available on an Assignment of the existing 10 year lease from 15th December 2022 at an annual rent of £20,000 plus VAT. Tenant breaks at December 2026 and December 2030. 3 months rent free following each break if not exercised. Rent review at years 4 and 8.

## EPC

C96

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



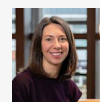
## Viewing & Further Information



### James Garvey

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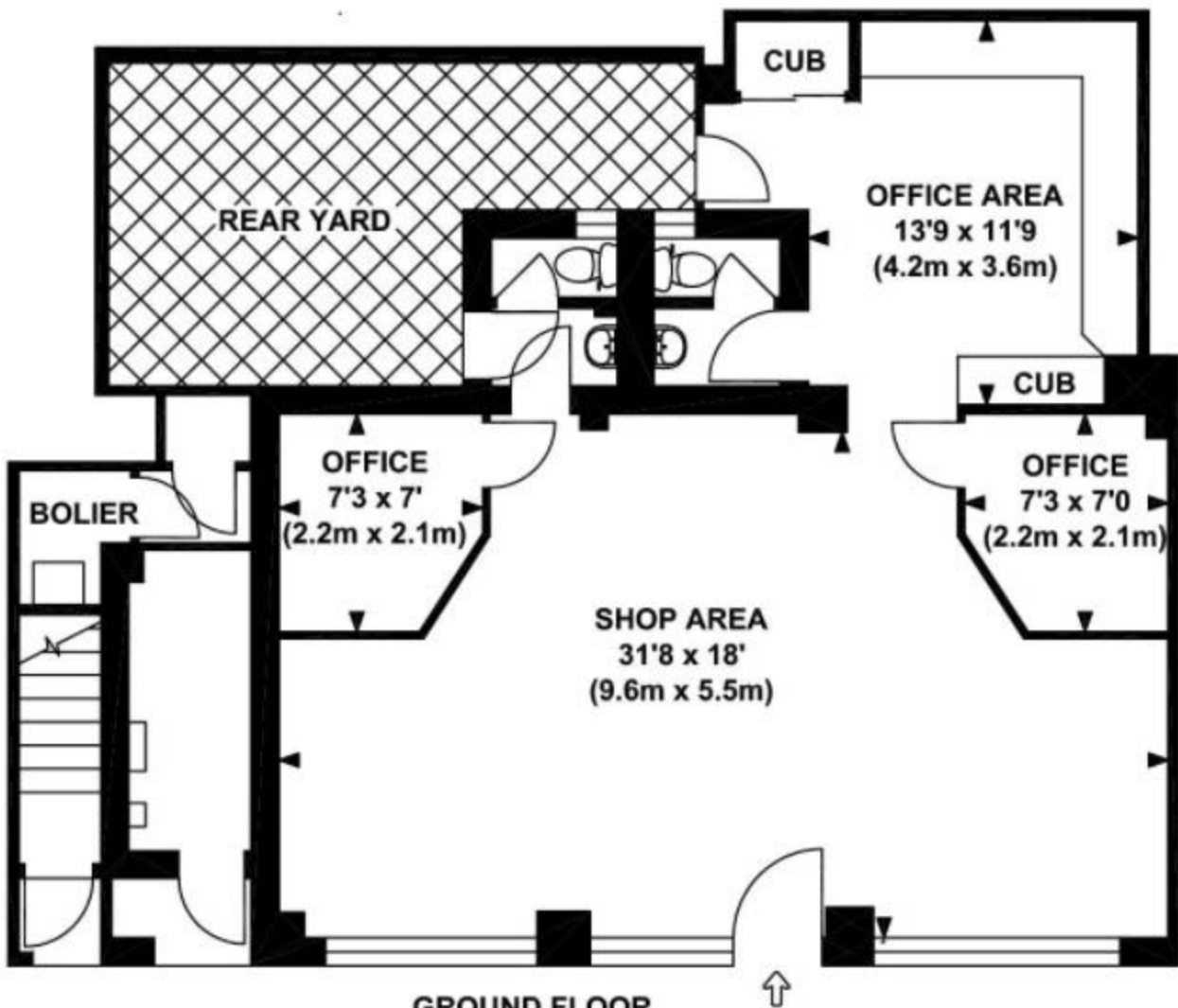
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**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 841 SQ FT**