



**6 Cambridge Street**  
Aylesbury, HP20 1RS

**GRADE II LISTED  
RETAIL SHOP**

**450 sq ft**  
(41.81 sq m)

- Gade II Listed
- Character Premesis
- 1st Floor Office
- Kitchenette
- Cloakroom
- NO HOT FOOD

# 6 Cambridge Street, Aylesbury, HP20 1RS

## Summary

Available Size	450 sq ft
Rent	£10,000 per annum Plus VAT
Rates Payable	£3,243.50 per annum Small Business Rates Relief May Apply
Rateable Value	£6,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

## Description

The property comprises a charming character retail space with exposed beams, period shop front and glazed entrance door.

Cloakroom located on the first floor can be used as office and storage space, there is also a kitchenette and a W/C located on the first floor.

## Location

The property is located at top end of Cambridge Street, in the town centre opposite costa and within walking distance Hale Leys Shopping retail shopping centre.

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	350	32.52	Available
1st	100	9.29	Available
Total	450	41.81	

## Terms

Assignment of the current tenants existing 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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