



**10 High Street**  
Aylesbury, HP20 1SQ

**RETAIL PREMISES  
IN HIGH STREET  
LOCATION**

**692 sq ft**  
(64.29 sq m)

- Prominent high street location
- Large retail shop frontage
- Vinyl flooring
- Close proximity of the Hale Leys Shopping Centre
- Car parking near by
- WC facilities

# 10 High Street, Aylesbury, HP20 1SQ

## Summary

<b>Available Size</b>	692 sq ft
<b>Rent</b>	£23,500 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (92)

## Description

RETAIL PREMISES IN HIGH STREET LOCATION.

The property provides a recently constructed ground floor retail premises with large retail frontage.

The property is located in a prominent position within Aylesbury's High Street, close to the main entrance of Hale Leys Shopping Centre & within walking distance of Friars Square.

## Location

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

Name	sq ft	sq m	Availability
Unit - Retail Zone A	476	44.22	Available
Unit - Retails Zone B	162	15.05	Available
<b>Total</b>	<b>638</b>	<b>59.27</b>	

## EPC

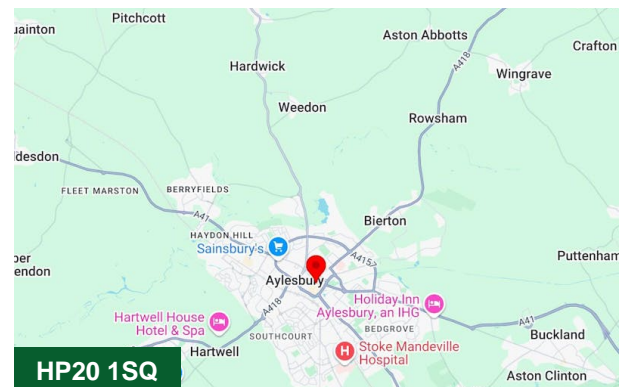
D92

## Terms

Available on a new lease direct from the Landlord on terms to be agreed

## 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.

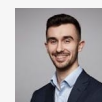


## Viewing & Further Information



### Neave DaSilva

01494 796054 | 07827 908926  
nds@chandlergarvey.com



### James Garvey

01494 460258 | 07471996320  
jg@chandlergarvey.com