



8 High Street
Aylesbury, HP20 1SQ

**RETAIL PREMISES
IN HIGH STREET
LOCATION**

2,391 sq ft
(222.13 sq m)

- Prominent high street location
- Large retail shop frontage
- Car parking near by
- WC facilities
- Assignment of existing lease, or the landlord may consider a new lease subject to negotiation

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Summary

Available Size	2,391 sq ft
Rent	£30,000 per annum
Rates Payable	£6,279 per annum
Rateable Value	£11,500
VAT	Upon Enquiry
EPC Rating	E (124)

Description

Prominent High Street Retail Unit

Three storey retail unit with storage fronting the High Street. Ground floor retail unit with large windows fronting the High Street benefitting from tiled floor, air conditioning (not tested) suspending ceiling with spot lights and various fixtures and fittings. There is a small storage area to the rear of the ground floor with stairs leading to the first floor.

The first floor benefits from a storage area, office and kitchen with a staircase to the second floor. Two toilets, storage and a kitchen/breakout area are on the second floor with a tiled floor, solid ceiling and strip lighting.

Assignment of existing lease, or the landlord may consider a new lease subject to negotiation.

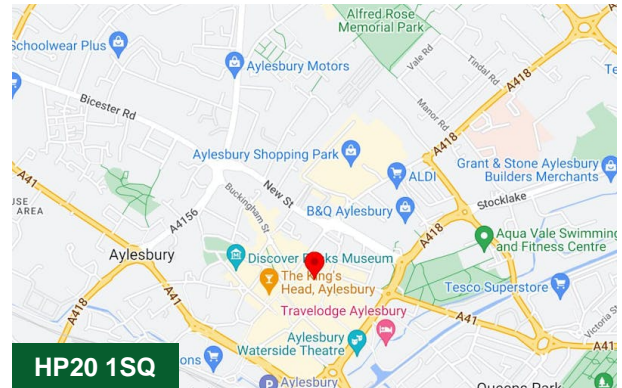
Location

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

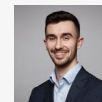
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,114	103.49	Available
1st	664	61.69	Available
2nd	612	56.86	Available
Total	2,390	222.04	



Viewing & Further Information



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