



Prominent Unit

21a Buckingham Street, Aylesbury, HP20 2LA

PROMINENT RETAIL PREMISES

1,542 sq ft
(143.26 sq m)

- Ground Floor Retail Unit
- Prominent location adjacent to Sainsbury's
- Fronting Buckingham Street
- Town Centre Location
- Wide frontage plus side entrance.
- Suitable for use class E

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Summary

Available Size	1,542 sq ft
Rent	£32,000 per annum
Rates Payable	£7,110.75 per annum
Rateable Value	£14,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

The property is located in a prominent situation in Buckingham Street positioned adjacent to Sainsbury.

The property comprises a ground floor open plan retail unit benefitting from a large window frontage and LED Lighting.

The property is suitable for a variety of uses under Class E.

Location

The property is located in Aylesbury town centre adjacent to Sainsbury's & close to Friars Square & Hale Leys Shopping Centre, banks, restaurants & leisure facilities. Aylesbury is the County Town of Bucks, 44m NW of London 23m from Oxford & 15m south of Milton Keynes. It is situated on the junctions of A41, A413 & A418 with M40 M1 & M25 20 min drive. The town benefits from a direct rail system to London Marylebone with a journey time of 55 mins.

Terms

New lease to be agreed direct with the landlord

Business Rates

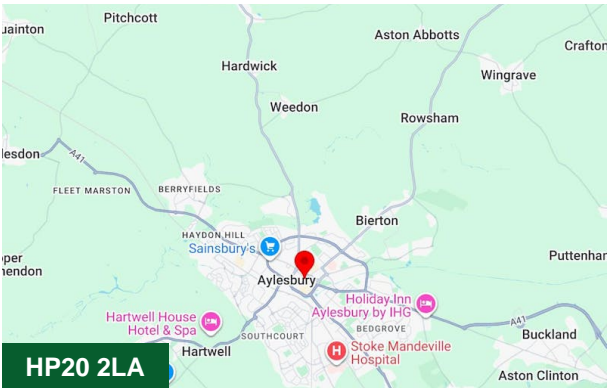
For further information regarding your Rates Payable please contact your Local Authority.

EPC

A - 17

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



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