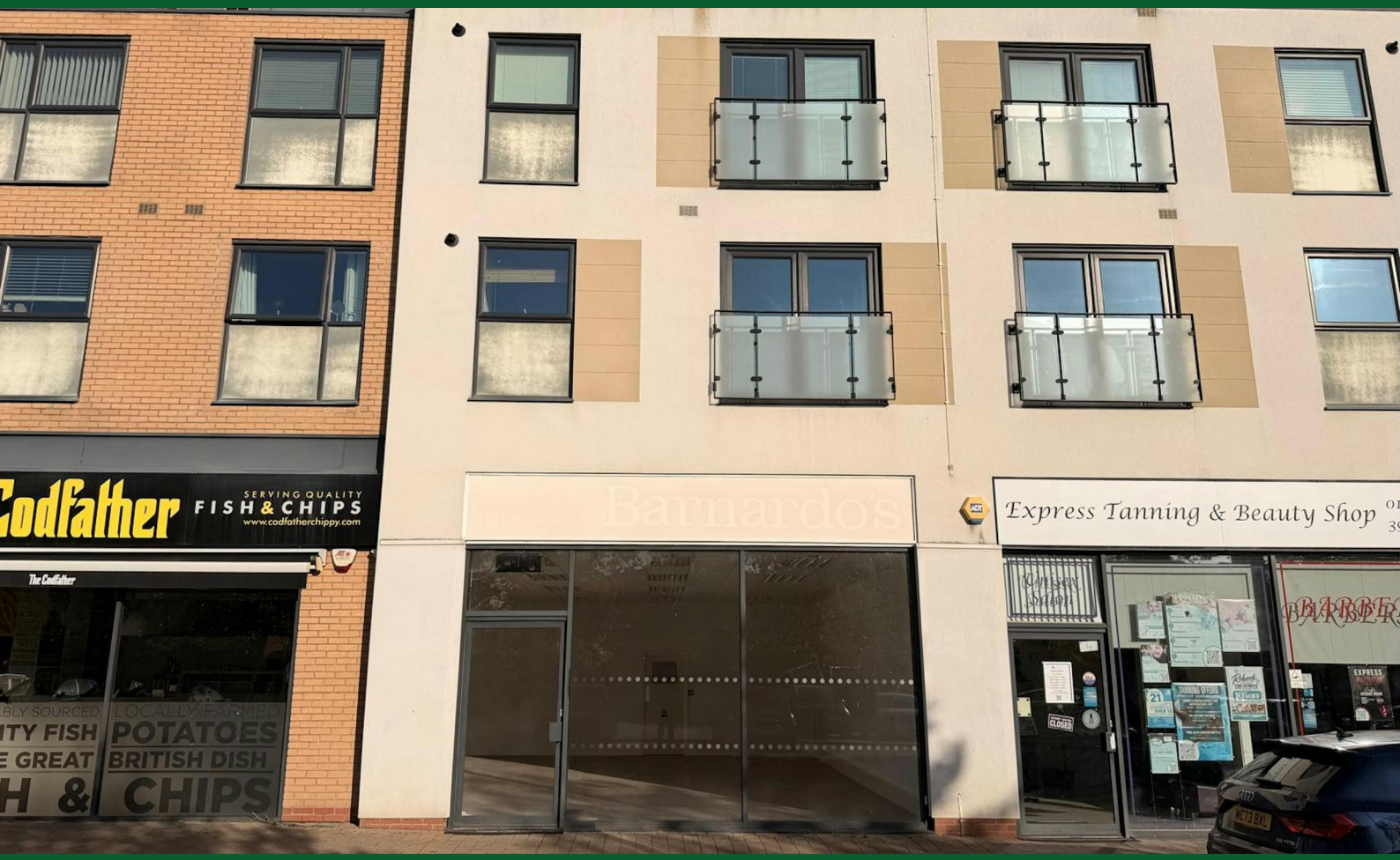
chandler garvey

TO LET



3 Jubilee Square

Aylesbury, HP19 9DZ

Prominent ground-floor retail unit at Jubilee Square

951 sq ft
(88.35 sq m)

- Ground-floor retail premises within Buckingham Park
- Full-height glazed shopfront overlooking Jubilee Square
- Open-plan sales area
- Suspended ceiling with inset lighting
- Close to local shops and primary school
- Rear double access doors

3 Jubilee Square, Aylesbury, HP19 9DZ

Summary

Available Size	951 sq ft
Rent	£27,500 per annum
Rates Payable	£6,780 per sq ft
Rateable Value	£17,750
Service Charge	£2,350 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Description

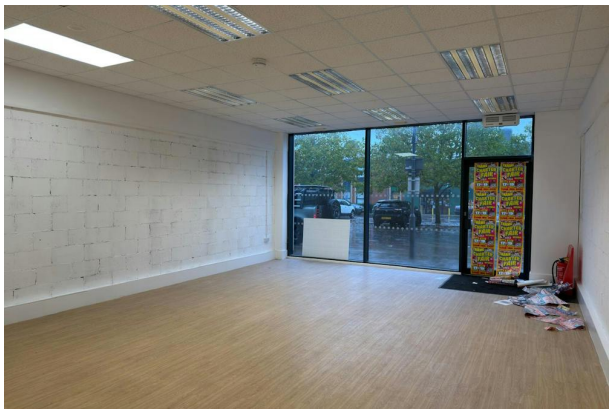
The property comprises a ground-floor retail unit with a full-height glazed shopfront overlooking Jubilee Square. The accommodation provides a predominantly open-plan sales area with wood-effect flooring, painted walls and a suspended ceiling with inset lighting. A separate rear ancillary area provides storage and staff space, together with a kitchenette and rear double access doors. The layout offers flexibility for an incoming occupier to adapt the premises to their requirements, subject to any necessary consents.

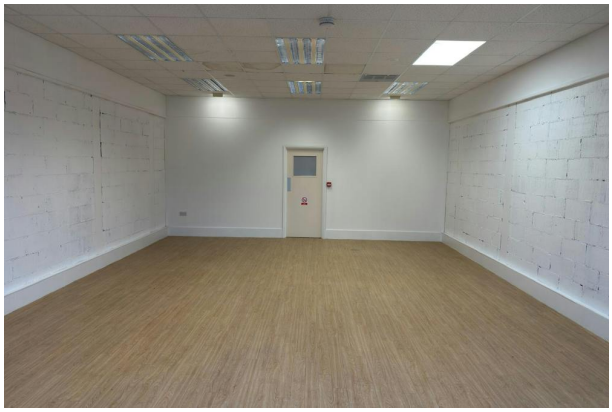
Location

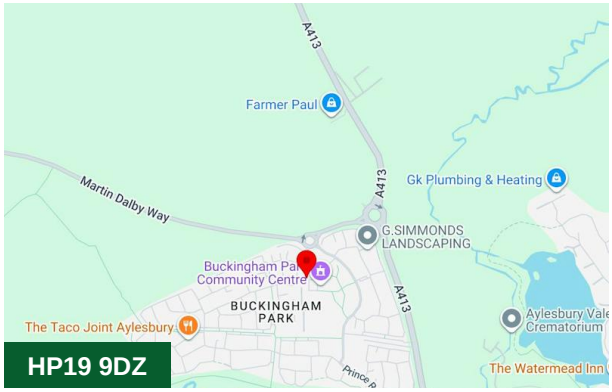
3 Jubilee Square is situated within the neighbourhood shopping centre serving Buckingham Park, Aylesbury. The property sits within an established residential community, close to local shops, services and Buckingham Park Church of England Primary School. The surrounding housing provides a local customer catchment, making the location attractive to retailers and service businesses catering for day-to-day needs.

Terms

New lease to be agreed directly with the landlord.







Viewing & Further Information

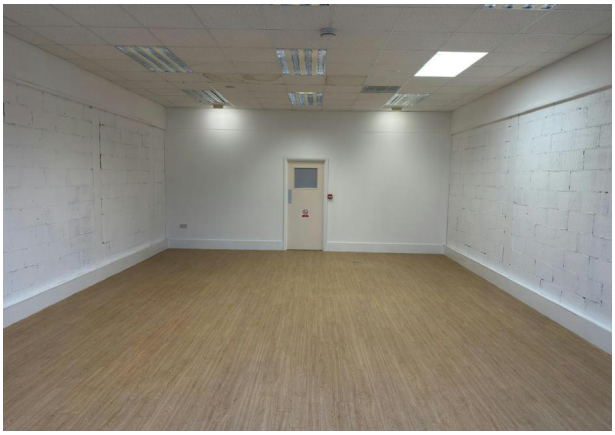


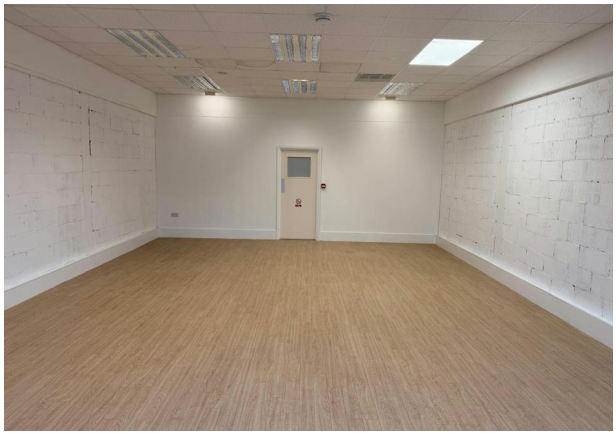
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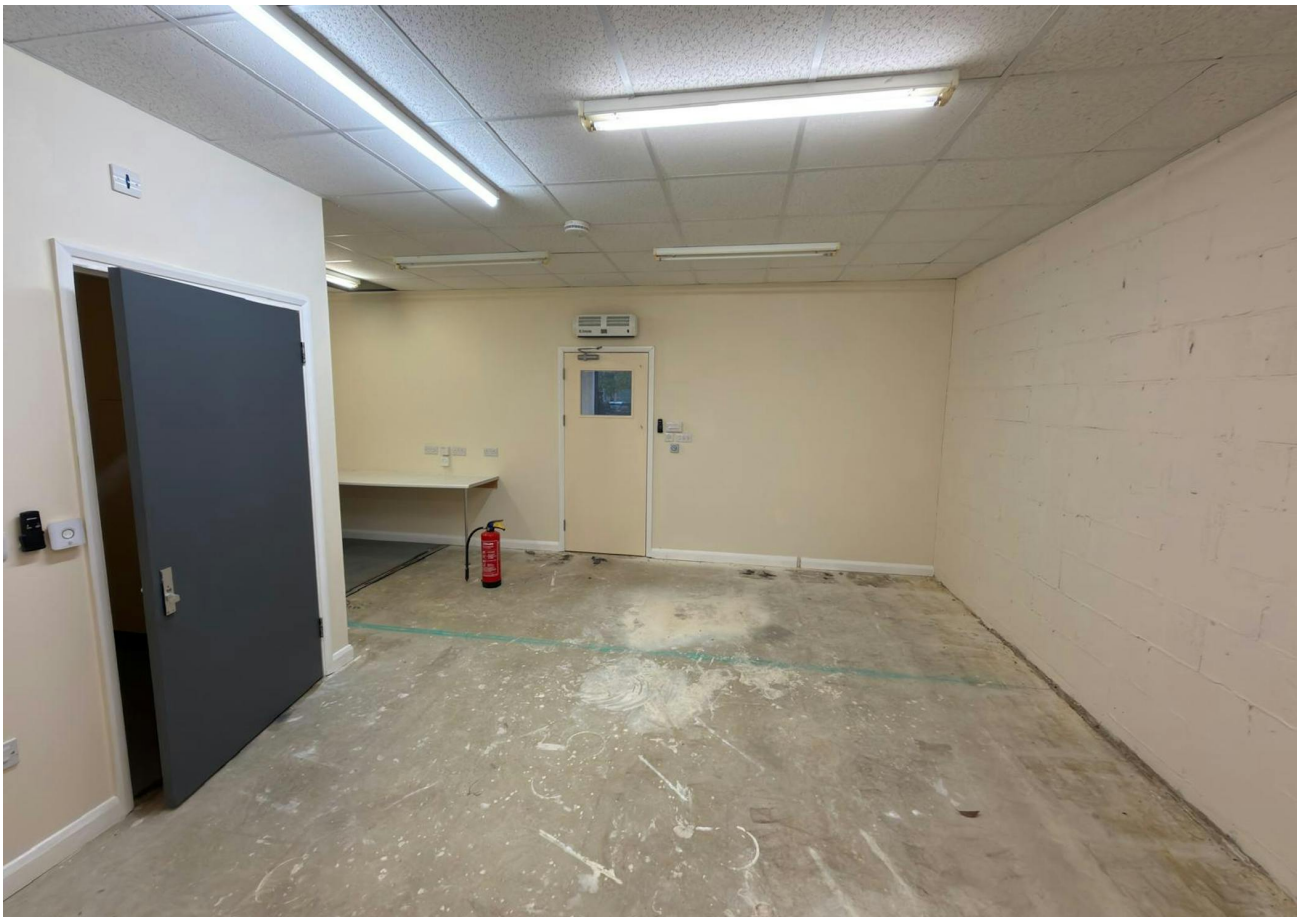


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Buckingham Park
Community Centre