



**39-41 High Street**

Aylesbury, HP20 1SH

## Prominent retail unit

**2,459 sq ft**  
(228.45 sq m)

- Very prominently located
- Opposite McDonalds
- Potential for takeaway use subject to planning
- Ground floor retail with first floor storage and kitchen
- Central location in Aylesbury town centre
- Close to Waterside Theatre, Cinema, Restaurants

# 39-41 High Street, Aylesbury, HP20 1SH

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,459 sq ft                        |
| Rent           | £55,000 per annum Plus VAT         |
| Rates Payable  | £17,340.25 per annum<br>2023       |
| Rateable Value | £34,750                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (112)                            |

## Description

The property is very prominently located on the High Street, next door to Marks and Spencer and opposite a range of takeaway operators including McDonalds and Wimpey.

The property benefits from a return frontage from the High Street with large display windows. Internally it is laid out over two floors including a large retail area, WC, store room and rear access. The first floor benefits from a staff room / kitchen, storage and further toilets.

The property currently has an E class planning use suitable for retail including restaurant and cafe, offices, medical and leisure uses. A5 takeaway use will be considered subject to the necessary planning consents.

39-41 High Street is available to let on a new lease direct from the landlord.

## Location

The property is situated opposite the entrance to the Hale Leys Shopping Centre and within close walking distance of the cinema, theatre, Market Square and Friars Square Shopping Centre.

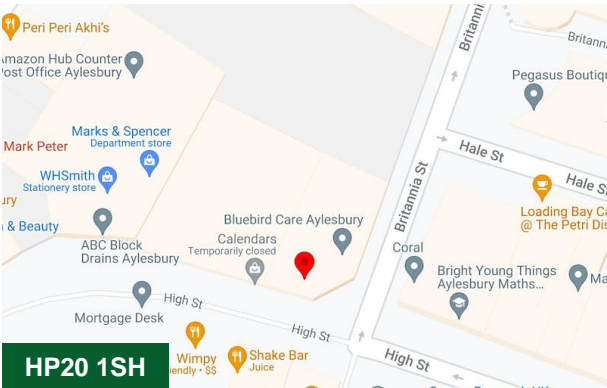
Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

## Terms

The property is available to let on a new lease direct from the landlord.

## EPC

E112



## Viewing & Further Information

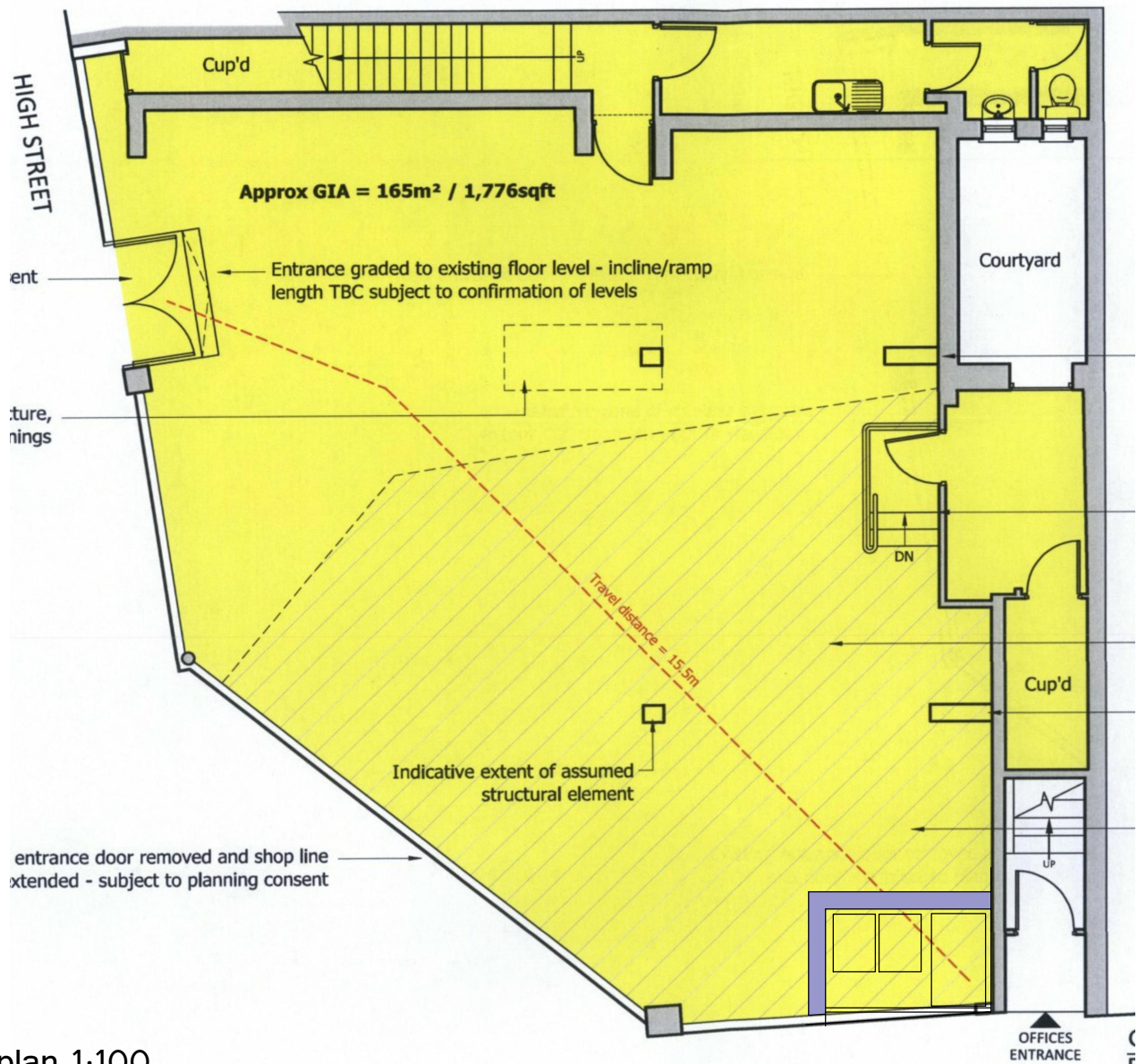


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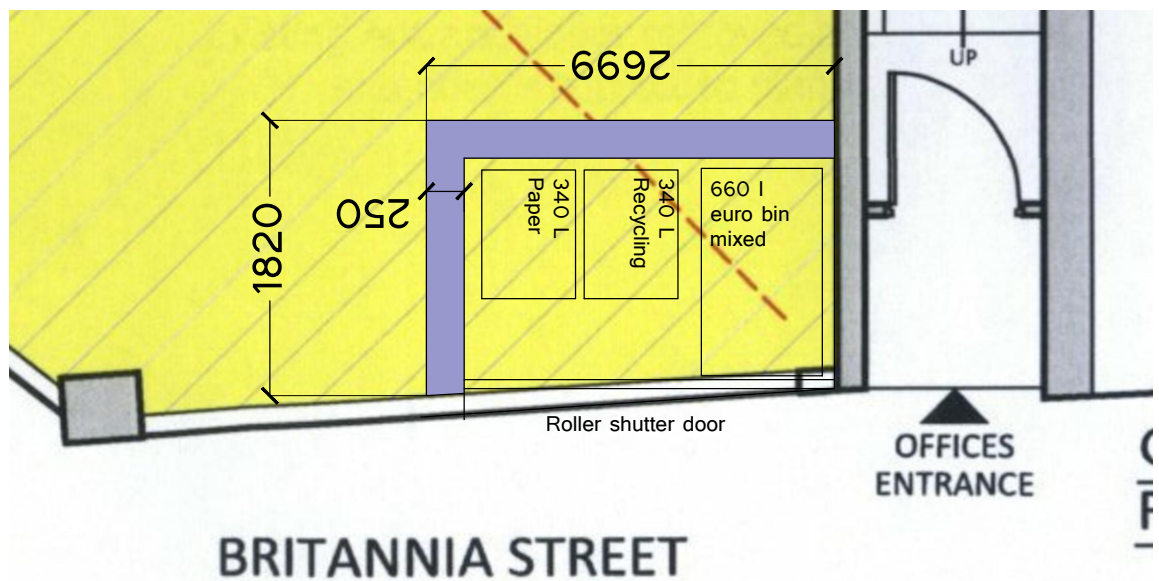


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Floor plan 1:100

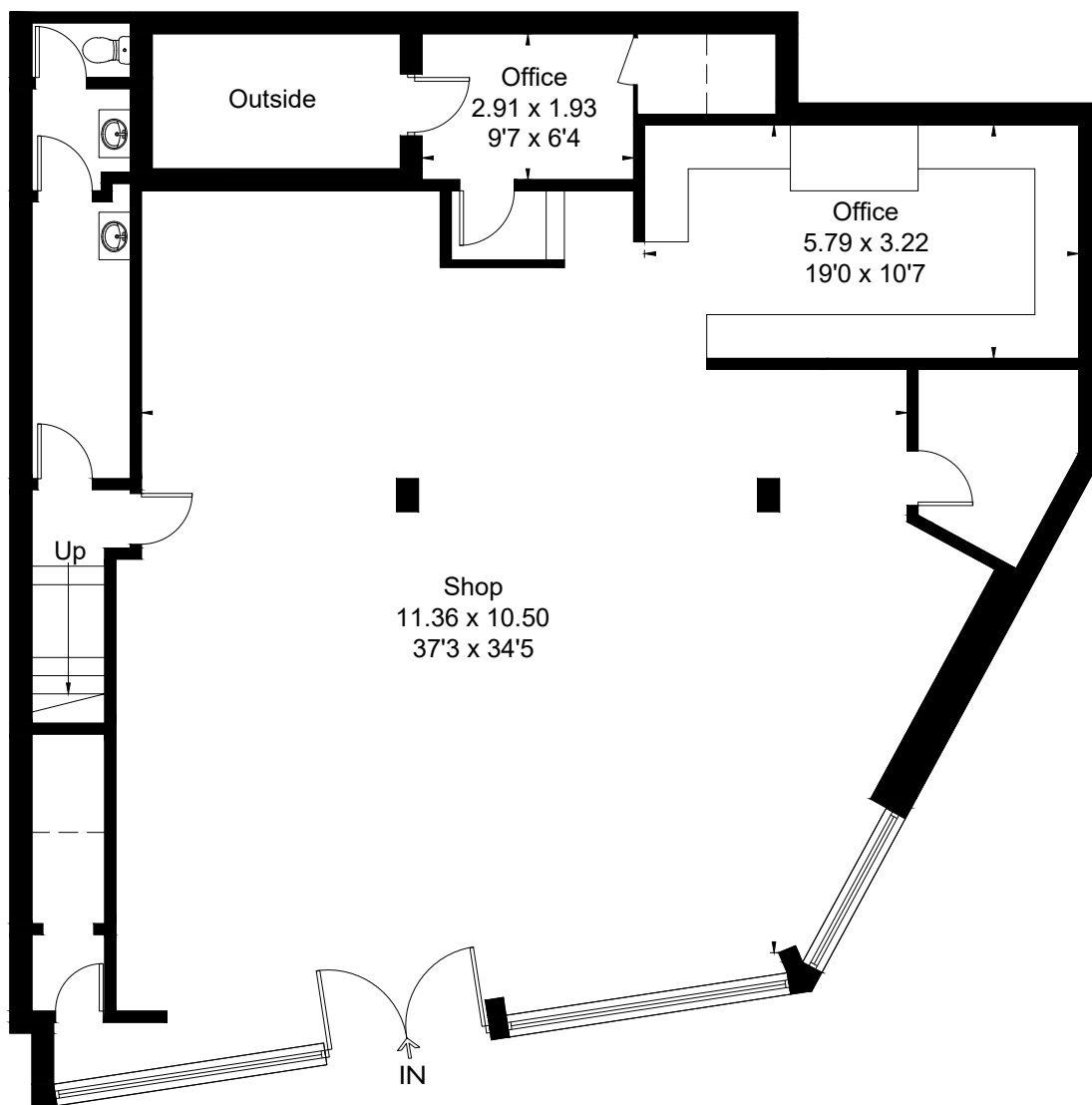


Detail 1:50

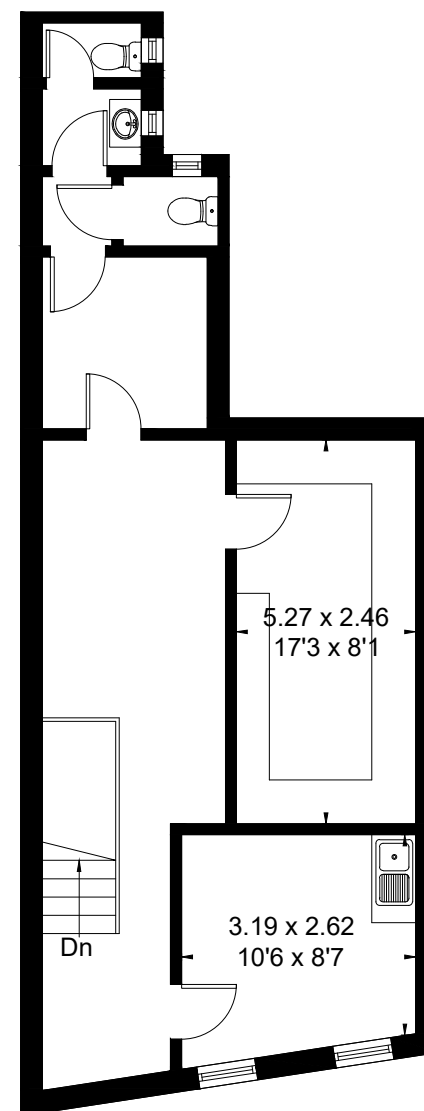
Approximate Area = 228.5 sq m / 2459 sq ft  
Including Limited Use Area (2.4 sq m / 26 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor