



50 Wedgewood Street, Aylesbury, HP19 7HL

To Let | 2,314 sq ft

PROMINANT RETAIL UNIT FAIRFORD LEYS



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HP19 7HL

TO LET

Summary

- Service charge: £6,900 per annum
- Size: 2,314 sq ft
- Rent: £27,500 per annum
- Rates payable: £7,955 per annum
- Rateable value: £18,500
- EPC: C (60)

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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Specification

- Ground floor retail unit
- Prominent glazed frontage
- Free customer parking
- Established Fairford Leys location
- Suitable for retail, office, beauty or medical use
- Mixed residential and commercial catchment area

Description

Ground floor retail unit within a modern neighbourhood parade, benefiting from a prominent glazed frontage onto Wedgewood Street and nearby free customer parking. Located in the heart of the established Fairford Leys community, the property is suitable for a range of retail, office, beauty, medical and service-based uses.

The shop is situated within a well-populated mixed residential and commercial area, with Wedgewood Street recognised as a local retail and service destination within western Aylesbury.



Location

Situated within the Fairford Leys neighbourhood shopping parade, benefiting from strong local footfall and a mix of established retail, food and service occupiers.

The parade serves the wider Fairford Leys community and is located approximately 1.5 miles west of Aylesbury town centre, with convenient access to the A41 and surrounding road network.

Nearby amenities include local convenience shopping, cafés, takeaway operators, a Post Office and community services, making the location well suited to day-to-day neighbourhood trade.

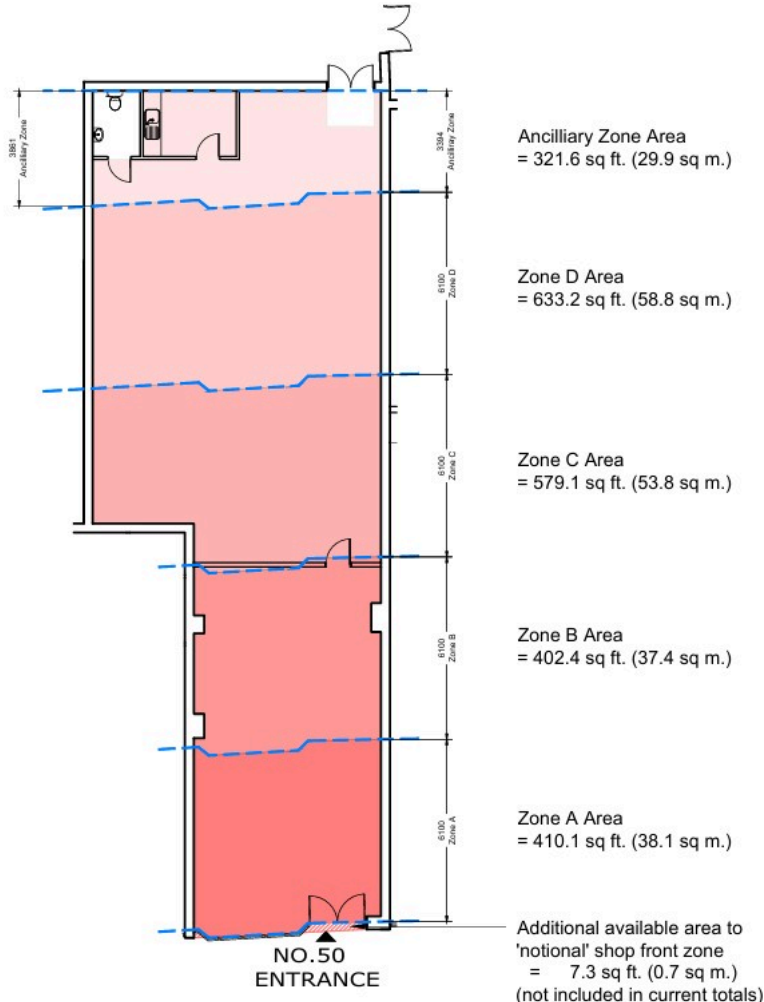
Terms

New lease direct with the landlord

VAT

Applicable

Floor plan



Ground Floor Plan
GIA - 2418.1 sq ft. (224.7 sq m.)
NIA - 2346.4 sq ft. (218.0 sq m.)

Floor plan

Hampden Square and Wedgewood Street, Aylesbury, Buckinghamshire, HP19 7HT

