

AYLESBURY 12 Friars Square Shopping Centre



LOCATION

The Friars Square Shopping Centre is the prime retailing scheme in Aylesbury and comprises approximately 283,000 sq ft of retail accommodation anchored by **House of Fraser, H&M** and **Next**. The central area has been improved with a development let to **Next, Topshop** and **BB's Bakers and Baristas**, plus five kiosks.

The subject unit occupies a prominent location on **Bourbon Street**, close to one of the entrances into **Friars Square Shopping Centre**. The unit is surrounded by several independent retailers as well as multiple national occupiers, including, **Connells Estate Agents, Superdrug** and **New Look**. Other tenants within the scheme include **H&M, Topshop, River Island, Smiggle** and **Clarks**.

ACCOMMODATION

The property comprises a shop on ground and first floors and provides the following approximate floor areas: -

Ground Floor	882 sq ft	81.94 sq m
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LEASE TERM

5-year lease.

RENTAL

Rent available on application.

SERVICE CHARGE

The current service charge rate is approximately £3,366 per annum, exclusive of VAT for year ending 31st March 2019.

RATING

The property is assessed for rates as follows:

Rateable Value (2018)	£22,500
UBR 2018/19	49.3p
Est Rates Payable (2018)	£10,800 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

EPC- Available on request

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with either of the joint agents.

MMX Retail

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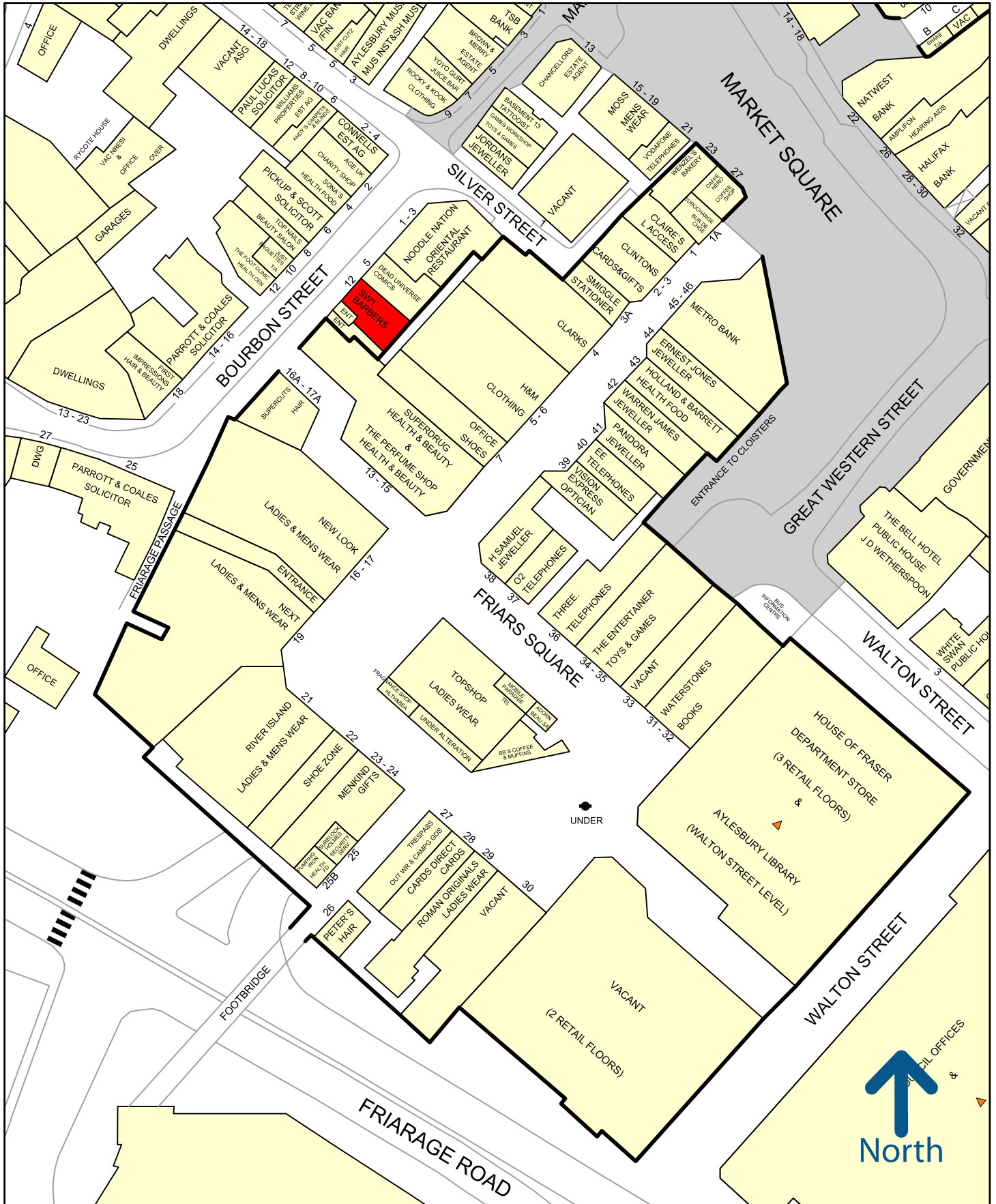
nicksymons@mmxretail.co.uk

Alternatively contact our joint agents:

Savills (Bristol)

Peter Clayton- 0117 910 2200

Dated: March 2019



50 metres

Experian Goad Plan Created: 11/03/2019
Created By: MMX Retail

