

Aylesbury - 67 High Street - Shop To Let

- **Busy high street location**
- **Close to a large QD Stores, Iceland, and McDonald's.**
- **Suitable for retail and leisure uses, STPP**

Location

Located at the end of the High Street, close to a large QD Stores and Iceland, with McDonalds at the other end of the street. The area has a mix of independent and national operators, with footfall traffic during the day and evening.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	21.3 ft	6.49 m
Ground Floor NIA	1,726 sq ft	160.4 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 1st March 2027 at a current passing rent of £36,000 pa, with a final upward only rent review due in March 2022.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with a substantial incentive available – subject to status, or alternatively a new sub-lease is available until lease expiry, rent upon application.



Business Rates

The current Rateable Value for the property is believed to be £25,000.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

The above is a guide only, and interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Link to Map / Location

<https://goo.gl/maps/oze794wHVtNmJp2S9>

Street View Link

<https://goo.gl/maps/2SqeF7rW98hTqV4r6>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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