

SHOP TO LET

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**. 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 in the mall, leading to **House of Fraser**, adjacent to **Waterstones** and **The Entertainer**. Other tenants in the scheme include **Topshop**, **Office**, **H&M**, **New Look** and **River Island**. **Next**, **Smiggle** and **Clarks** have recently opened new stores within the scheme.

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

Ground Floor Sales	84.4	sq m	909	sq ft
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Rent	On Application
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Service Charge	The current service charge rate is approximately £3,366 per annum, exclusive of VAT for year ending 31st March 2019.
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Rates

Rateable Value (2017) £22,500
 UBR (2019/20) 50.4 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Lease Term

5 year lease.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request.

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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