

## AYLESBURY 33 Friars Square Shopping Centre



### SUBJECT TO VACANT POSSESSION

#### 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.

#### ACCOMMODATION

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

Ground Floor	1,458 sq ft	135.4 sq m
Ground Floor Anc	197 sq ft	18.3 sq m
First Floor Anc	503 sq ft	46.7 sq m

#### LEASE TERM

New lease for a term to be agreed.

#### RENTAL

per annum exclusive of VAT, rates and service charge.

#### SERVICE CHARGE

The current service charge rate is approximately £13,899 per annum, exclusive of VAT for year ending 31<sup>st</sup> March 2019.

#### RATING

The property is assessed for rates as follows:

Rateable Value 2017	£39,250
UBR 2019/20	49.1p
Rates Payable	£19,271 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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Alternatively contact our joint agents:

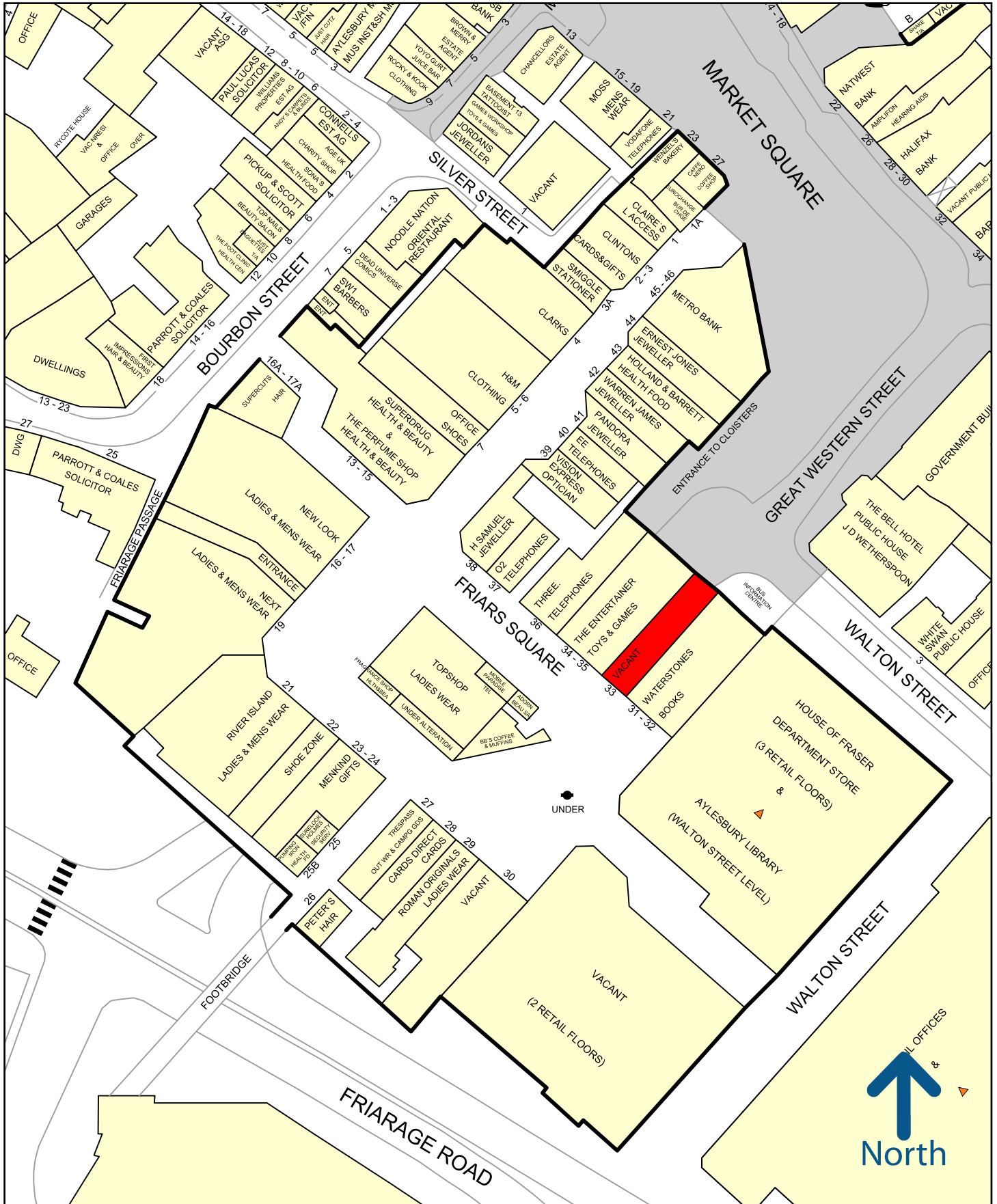
**Savills (Bristol)**

**Peter Clayton**- 0117 910 2200

Dated: April 2019

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50 metres

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