

SHOP TO LET

Aylesbury

30 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 scheme links to the town centre, bus station and the principle car park (808 spaces).

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

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

| | | |
|---------------------------|-------------|-------------|
| Ground Floor Sales | 3,451 sq ft | 320.60 sq m |
| First Floor Anc | 2,217 sq ft | 205.96 sq m |

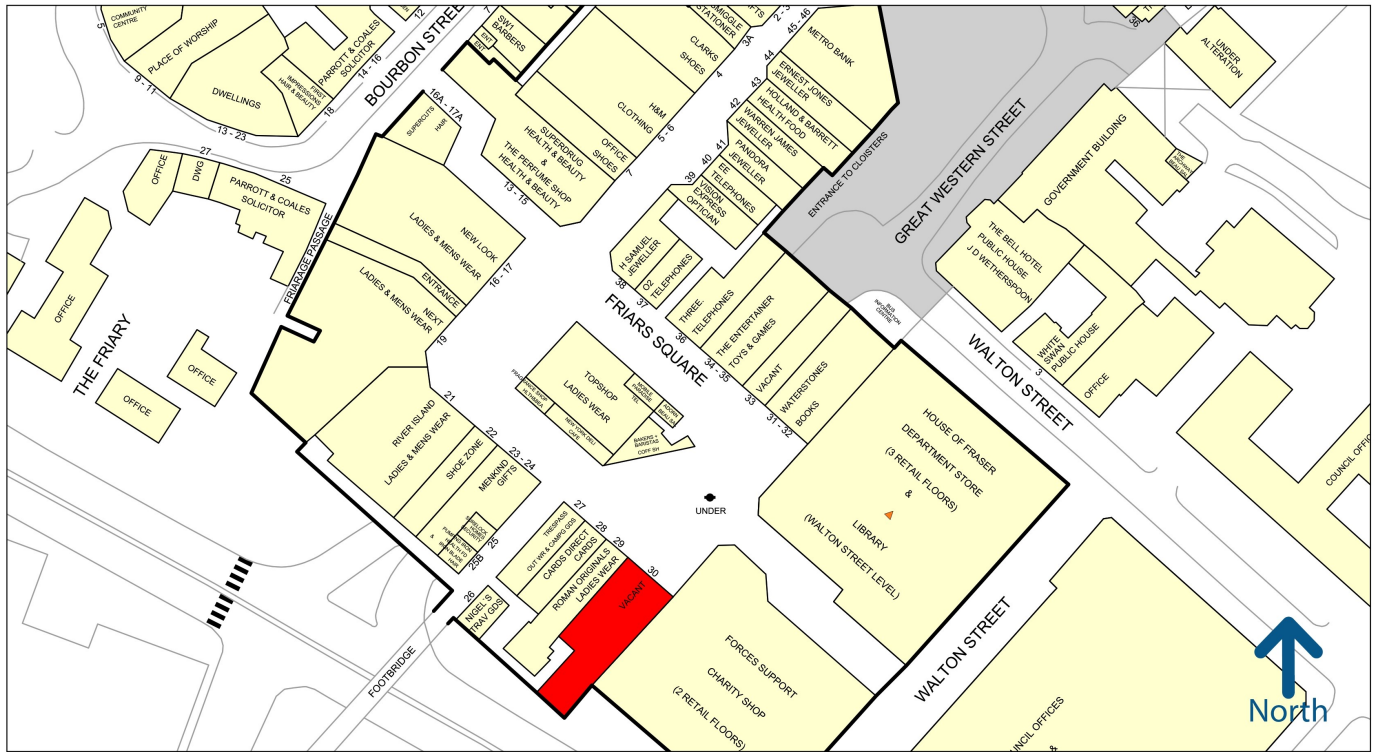
Rent **On Application**

Service Charge The current service charge rate is approximately £33,325 per annum, exclusive of VAT for year ending 31st March 2019.

SAVILLS BRISTOL
Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk





Rates

| | |
|-----------------------|----------|
| Rateable Value (2017) | £83,000 |
| 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.

Legal Costs

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

Lease Term

5 year lease.

EPC

Available upon request.

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

Peter Clayton

pclayton@savills.com

0117 910 2200

Alternatively contact our joint agents:

Nick Symons

nicksymons@mmxretail.co.uk

020 3130 4654

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of

any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

savills