

01296 398383

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AYLESBURY

52 WEDGEWOOD STREET, FAIRFORD LEYS, HP19 7HT

TO LET

842 SQ FT (78.22 SQ M)

A1 RETAIL UNIT



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Aylesbury

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High Wycombe

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Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Location

The property is located in the centre of the Fairford Leys development on the outskirts of Aylesbury, adjacent to other retail units, restaurants, offices and leisure facilities.

Aylesbury, is situated approximately 44 miles to the north west of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes. Aylesbury is due for enormous expansion over the next few years and will accommodate a population in the region of 120,000 – 135,000.

Description

The property provides a ground floor retail unit in a prominent situation in Fairford Leys village. Other occupiers include the Co-Operative, fish & chip shop, Chinese restaurant, gifts shops, hairdressers, estate agents.

The property provides 842 sq ft, which includes Kitchenette and WC.

Additional space can be provided at the rear should this be required.

Accommodation

842 sq ft (78.22 sq m)

Rental

£19,500 per annum plus VAT

Rateable Value

£11,000 per annum

Energy Performance Certificate

C55

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the sole agents **Chandler Garvey**

Terri Clarke

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