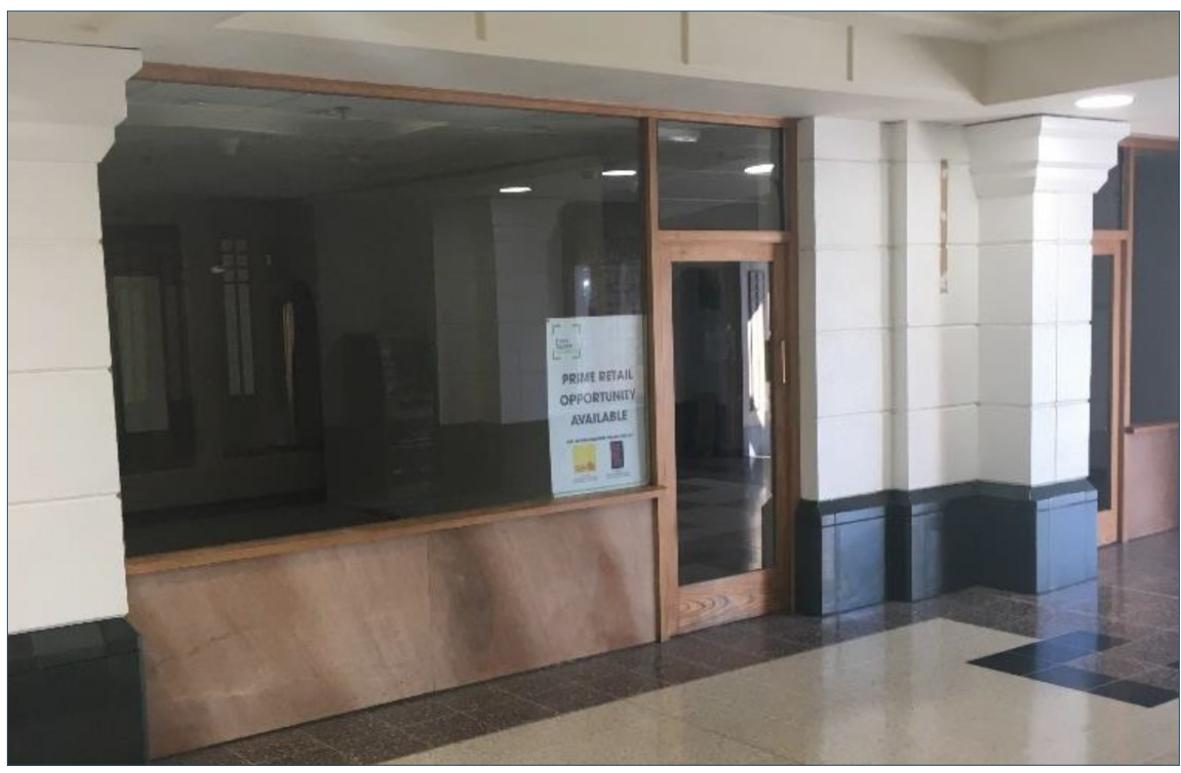


# SHOP TO LET

## Aylesbury

### 26 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:

<b>Ground Floor Sales</b>	56.16 sq m	583 sq ft
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<b>Rent</b>	<b>On Application</b>
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<b>Service Charge</b>	The current service charge rate is approximately £4,453 per annum, exclusive of VAT for year ending 31st March 2019.
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**SAVILLS BRISTOL**  
Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)





## Rates

Rateable Value (2017)      £16,500  
 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

**Peter Clayton**  
 pclayton@savills.com  
 0117 910 2200

Alternatively contact our joint agents:

**Nick Symons**  
 nicksymons@mmxretail.co.uk  
 020 3130 4654

## IMPORTANT NOTICE

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