

TO LET

AYLESBURY

Kiosk 44, Friars Square Shopping Centre

Staff Unaware
Subject to Vacant Possession



Key Highlights

- The Friars Square Shopping Centre is the prime retailing scheme in Aylebury and comprises approximately 283,000 sq ft of retail accommodation.
- The scheme is anchored by **Next**, **River Island**, **H&M** and **House of Fraser**.
- New '**Flip Out**' venue to open late 2020 in the scheme.
- The subject unit occupies a prominent location, close to the entrance to the scheme from Market Square.
- Nearby occupiers include **Metro Bank**, **H&M**, **Clarks**, **Office** and **Pandora**. Other tenants in the scheme include **River Island**, **Smiggle** and **Holland and Barrett**.
- Prime shop in main mall.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Accommodation

The property comprises a kiosk at ground floor only:

Ground Floor Sales: 138.9 sq m 1,494 sq ft

Basement: 42.5 sq m 457 sq ft

Rent

£47,500 pax.

Tenure

Available by way of a new full repairing and insuring lease, on terms to be agreed.

Rates

Rateable Value: £ 52,500

UBR (2020/21): £ 50.4

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

Service Charge

The current service charge rate is approximately £12,113 per annum, exclusive of VAT ending 31st March 2021.

EPC Rating

Available upon request

Further Information & Viewing

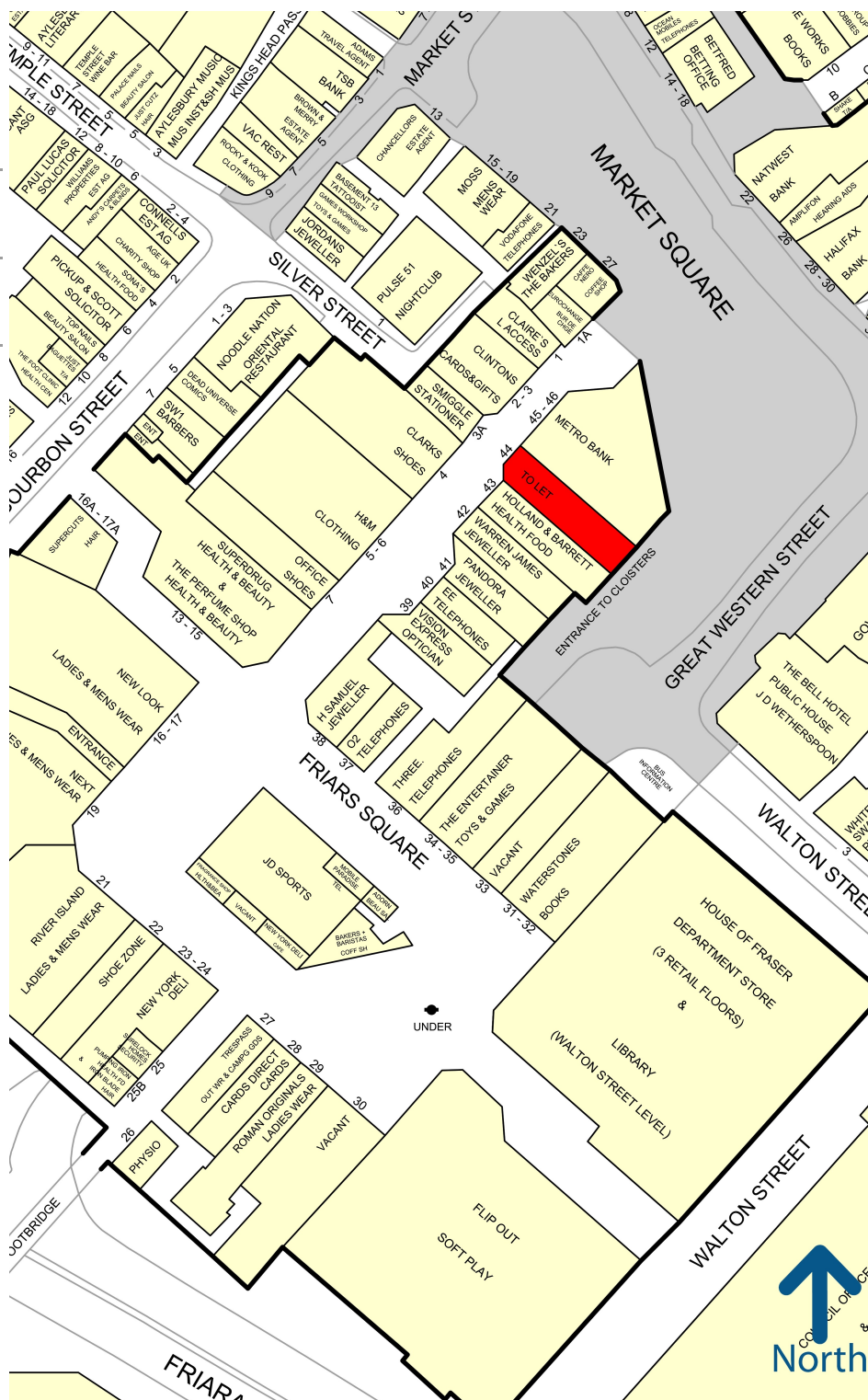
Upon request and by appointment with Savills.

Contact

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October 2020

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