

# PRIME SHOP TO LET AYLESBURY

## UNITS 1 & 2, HALE LEYS SHOPPING CENTRE

### LOCATION:

The property is situated in a prime position within the Hale Leys Shopping Centre, which receives approximately 4.7 million visitors per annum. The unit is located adjacent to **Birthdays** and opposite **Clarks**. Other nearby retailers include **Next, Accessorize, River Island, Boots, Ernest Jones, Evans** and **Vision Express**.

CACI research shows that Aylesbury's catchment has 60% A, B and C's.

A street trader's plan with the unit highlighted in red is on the reverse of these details.

### ACCOMMODATION:

The property is arranged over ground and first floors and provides the following net internal floor areas and dimensions:

Internal Width	89ft 2	27.18m
Shop Depth	33ft 9	10.29m
Ground Floor Sales	2,655 sq. ft	246.65 sq. m
First Floor Ancillary	859 sq. ft	79.80 sq. m

*NB – consideration will be given to subdividing these premises, further detail available upon request.*

### LEASE:

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

### RENTAL:

Upon application from the joint agents.

### SERVICE CHARGE:

£20,000 for 2009/2010.

### RATES:

We have been informed by the local Rating Authority that the following rateable value applies:

Rateable value -	£137,000
Rates payable (11/12) -	£ 59,321

Interested parties are advised to make their own enquiries.

### EPC:

A copy of the Energy Performance Certificate for the unit can be made available to interested parties.

### LEGAL COSTS:

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

### VIEWING:

Strictly by appointment with the joint agents, **Green & Partners LLP**, contacting:

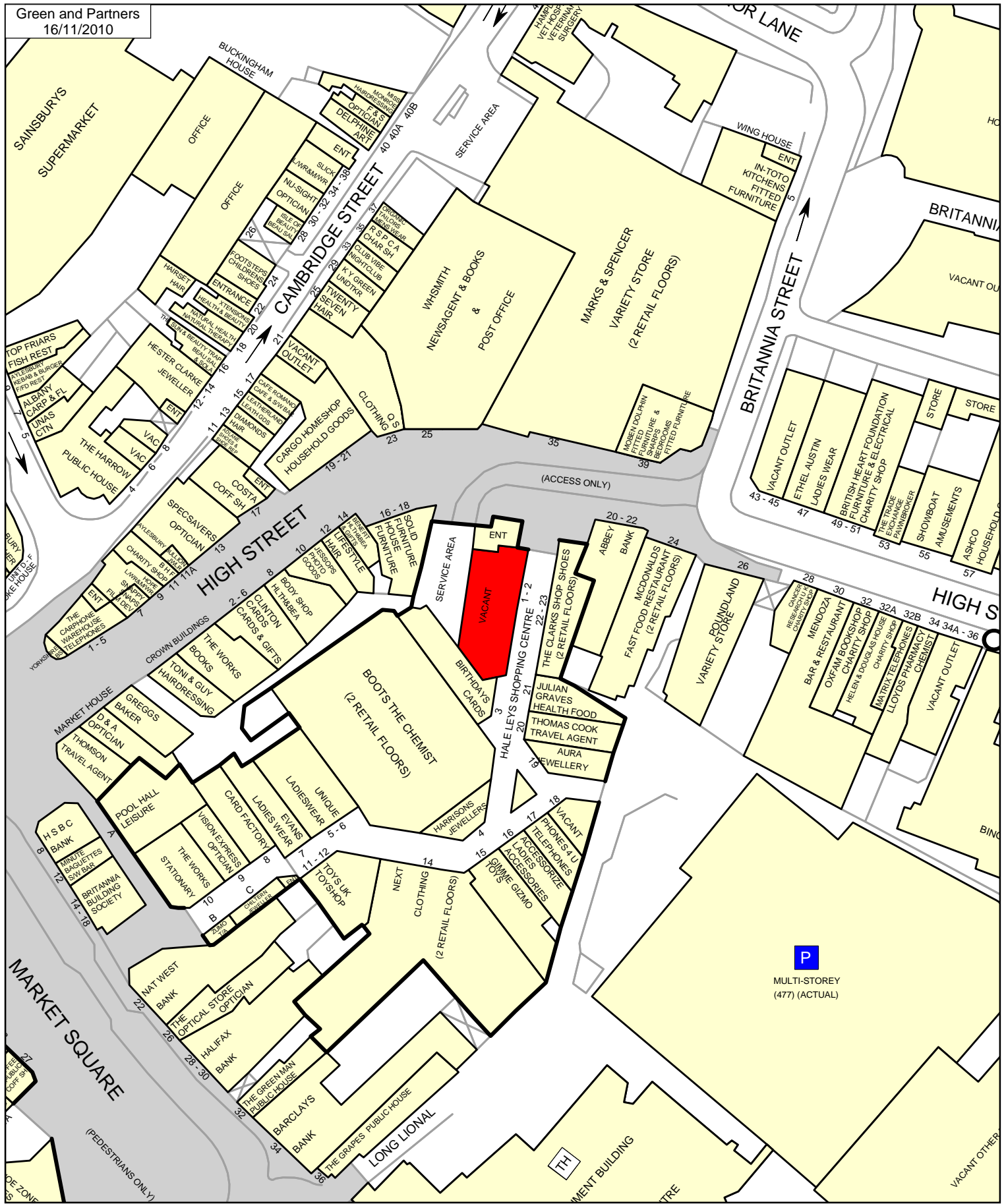
Thomas Nulty  
020 7659 4832  
thomas.nulty@greenpartners.co.uk

Or via joint agents, **Douglas Stevens & Co**, contacting:

Richard Mills/Douglas Stevens on:  
020 7491 0999

**Subject to Contract**

Green and Partners  
16/11/2010



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