

PRIME SHOP TO LET AYLESBURY

UNIT 15 HALE LEYS SHOPPING CENTRE

LOCATION:

The property is situated in a prime position within the Hale Leys Shopping Centre, which receives approximately 5.5 million visitors per annum. The unit is adjacent to **Next** and **Accessorize** and close to a number of multiple retailers including **River Island, Boots, Clarks** and **Birthdays**. A street trader's plan is found on the reverse of these particulars.

ACCOMMODATION:

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

Net Frontage	18ft	5.49 sq. m
Shop Depth	80ft	24.38 sq. m
Ground Floor Sales	2,650 sq. ft	246.20 sq. m
First Floor Ancillary	677 sq. ft	62.90 sq. m

TENURE:

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

COMMENCING RENTAL:

A commencing rental of £75,000 per annum exclusive is sought.

SERVICE CHARGE:

The service charge is approximately £20,800 per annum.

RATES:

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

Rateable value -	£107,000
Rates payable (11/12) -	£ 46,331

Interested parties are advised to make their own enquiries.

LEGAL COSTS:

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

VIEWING:

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

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

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

Richard Mills/Douglas Stevens
020 7491 0999

Subject to Contract