

# PRIME SHOP TO LET AYLESBURY

## UNIT 5/6 HALE LEYS SHOPPING CENTRE

### LOCATION:

The premises are located in a prime position within the Hale Leys Shopping Centre, adjacent to **Boots the Chemist**, whilst in proximity to **Next, Evans, Accessorize, Vision Express** and many others.

Please refer to the attached copy of the Street Traders Plan.

### ACCOMMODATION:

The shop is arranged on ground and first floors and provides the following approximate areas and dimensions:

Internal Width	37ft 9	11.55m
Ground Floor Sales	2,355 sq. ft	218.8 sq. m
First Floor Ancillary	805 sq. ft	74.8 sq. m

### TENURE:

The premises are available by way of a new effective full repairing and insuring lease for a term by negotiation and subject to 5 yearly upward only rent reviews.

### COMMENCING RENTAL:

Upon application.

### SERVICE CHARGE:

The approximate service charge is £18,500 plus VAT 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 the transaction.

### VIEWING:

Strictly by appointment with the joint agents, contacting:

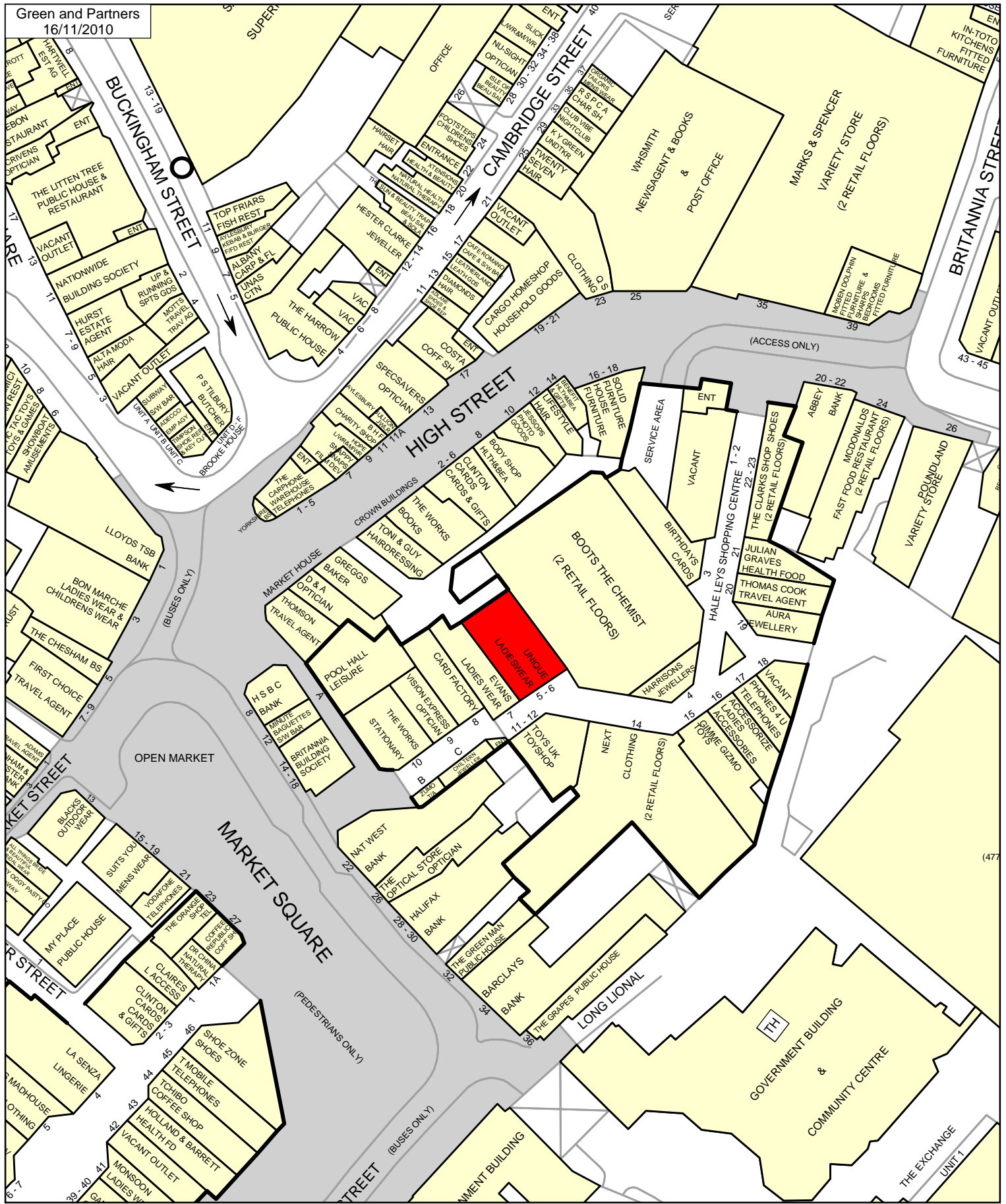
Thomas Nulty  
020 7659 4832  
thomas.nulty@greenpartners.co.uk

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

Richard Mills/Douglas Stevens  
020 7491 0999

**Subject to Contract**

Green and Partners  
16/11/2010



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