

# PROMINENT SHOP TO LET AYLESBURY UNIT 4A 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, Accessorise, Vision Express** and many others.

Please refer to the attached copy of the street traders plan.

## ACCOMMODATION:

The shop is arranged on ground floor only and offers the following approximate areas:

Ground Floor Sales                      768 sq ft

## TENURE:

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

## COMMENCING RENTAL:

£35,000 per annum exclusive.

## SERVICE CHARGE:

The current service charge is approximately £4,365 per annum.

## RATES:

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

Rateable value -                      £60,500  
Rates payable (11/12) -              £ 26,196

Interested parties are advised to make their own enquiries.

## LEGAL COSTS:

Each party is to pay their own costs.

## VIEWING:

Should be by appointment with the agents, **Green and Partners**, contacting:

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

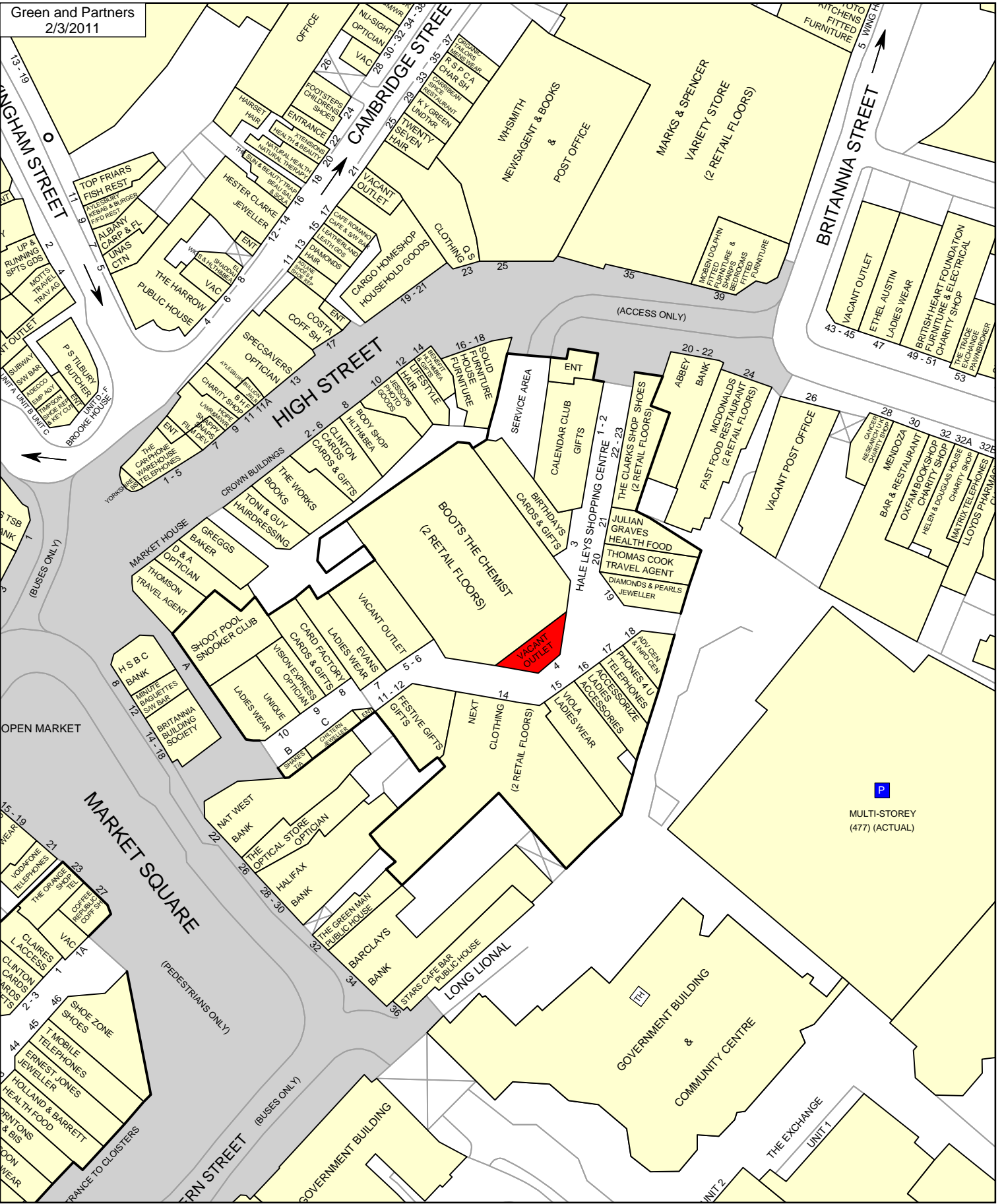
## Or via our joint agents

Douglas Stevens & Company,  
contacting:

Richard Mills  
020 7491 0999

**Subject to Contract**

Green and Partners  
2/3/2011



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**green&partners**  
**020 7659 4848**