

# AYLESBURY

## 33 Friars Square Shopping Centre



**SUBJECT TO VACANT POSSESSION**

### LOCATION

The Friars Square Shopping Centre is the prime retailing scheme in Aylesbury and comprises approximately 283,000 sq ft of retail accommodation anchored by **House of Fraser**. The central area has been improved with a development let to **Next, Topshop** and **BB's Bakers and Baristas**, plus five kiosks.

The subject unit occupies a prominent location in the mall, leading to **House of Fraser**, adjacent to **Waterstones** and **The Entertainer**. Other tenants in the scheme include **Topshop, Office, H&M, New Look** and **River Island**. **Next, Smiggle** and **Clarks** have recently opened new stores within the scheme.

### ACCOMMODATION

The property comprises a shop on ground and first floors and provides the following approximate floor areas: -

Ground Floor	1,458 sq ft	135.4 sq m
Ground Floor Anc	197 sq ft	18.3 sq m
First Floor Anc	503 sq ft	46.7 sq m

### LEASE TERM

New lease for a term to be agreed.

### RENTAL

per annum exclusive of VAT, rates and service charge.

### SERVICE CHARGE

The current service charge rate is approximately £13,899 per annum, exclusive of VAT for year ending 31<sup>st</sup> March 2019.

### RATING

The property is assessed for rates as follows:

Rateable Value 2017	£39,250
UBR 2019/20	49.1p
Rates Payable	£19,271 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**EPC**- Available on request

### LEGAL COSTS

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

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with either of the joint agents.

### MMX Retail

**Nick Symons** 020 3130 4654

[nicksymons@mmxretail.co.uk](mailto:nicksymons@mmxretail.co.uk)

Alternatively contact our joint agents:

**Savills (Bristol)**

**Peter Clayton**- 0117 910 2200

Dated: October 2019

MMX Retail for themselves and for the vendors or lessors of this property whose agents they are give notices that:  
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.

