

# SHOP TO LET

## Aylesbury

### 30 Friars Square Shopping Centre



#### 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 scheme links to the town centre, bus station and the principle car park (808 spaces).

The subject unit occupies a prominent location in the mall, close to **JD Sports**, **River Island** and leading to **House of Fraser**. Other tenants in the scheme include **Waterstones**, **The Entertainer Office**, **H&M** and **New Look**. **Next**, **Smiggle** and **Clarks** have recently opened new stores within the scheme. The unit is next to the new Flipout leisure box offering over 40,000 sq ft of fun and play area.

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

<b>Ground Floor Sales</b>	3,451 sq ft	320.60 sq m
<b>First Floor Anc</b>	2,217 sq ft	205.96 sq m

**Rent** **On Application**

**Service Charge** The current service charge rate is approximately £33,325 per annum, exclusive of VAT for year ending 31st March 2019.

**SAVILLS BRISTOL**  
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AUGUST 2020

## Rates

Rateable Value (2017)	£83,000
UBR (2019/20)	50.4 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

## Legal Costs

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

## Lease Term

5 year lease.

## EPC

Available upon request.

## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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