

Unit 2 The Exchange | Aylesbury | HP20 1UR

Prime Restaurant Unit To Let |

Location

Aylesbury is a lively and vibrant town situated in Buckinghamshire with the town centre home to the Friars Square and Hale Leys shopping centres. The Exchange is located within the heart of the town, a prime restaurant and leisure destination anchored by an Odeon cinema with nearby occupiers such as Nandos, Zizzi Italian, Loungers, Wagamama and the recently opened Opuz Kitchen.

Description

The restaurant unit is arranged over ground floor only and is partly fitted with a kitchen area and toilets at the rear. The unit benefits from a rear service corridor with a separate shared refuse area.

Accommodation

The subject premises have the following approximate dimensions and gross internal floor area:

Internal width	12.40 m	40 ft 8 ins
Built depth	22.60 m	77 ft 1 in
Ground floor	280 Sq.m	3,018 Sq.ft

Terms

Available on a new lease for terms to be agreed.

Rent

The asking rent is £65,000 per annum, exclusive of business rates and other outgoings.

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the new Rateable Value from April 2023 will be £77,500. For rates payable please refer to the Local Charging Authority, Buckinghamshire Council - 01296 395000.

Legal costs

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



Contact

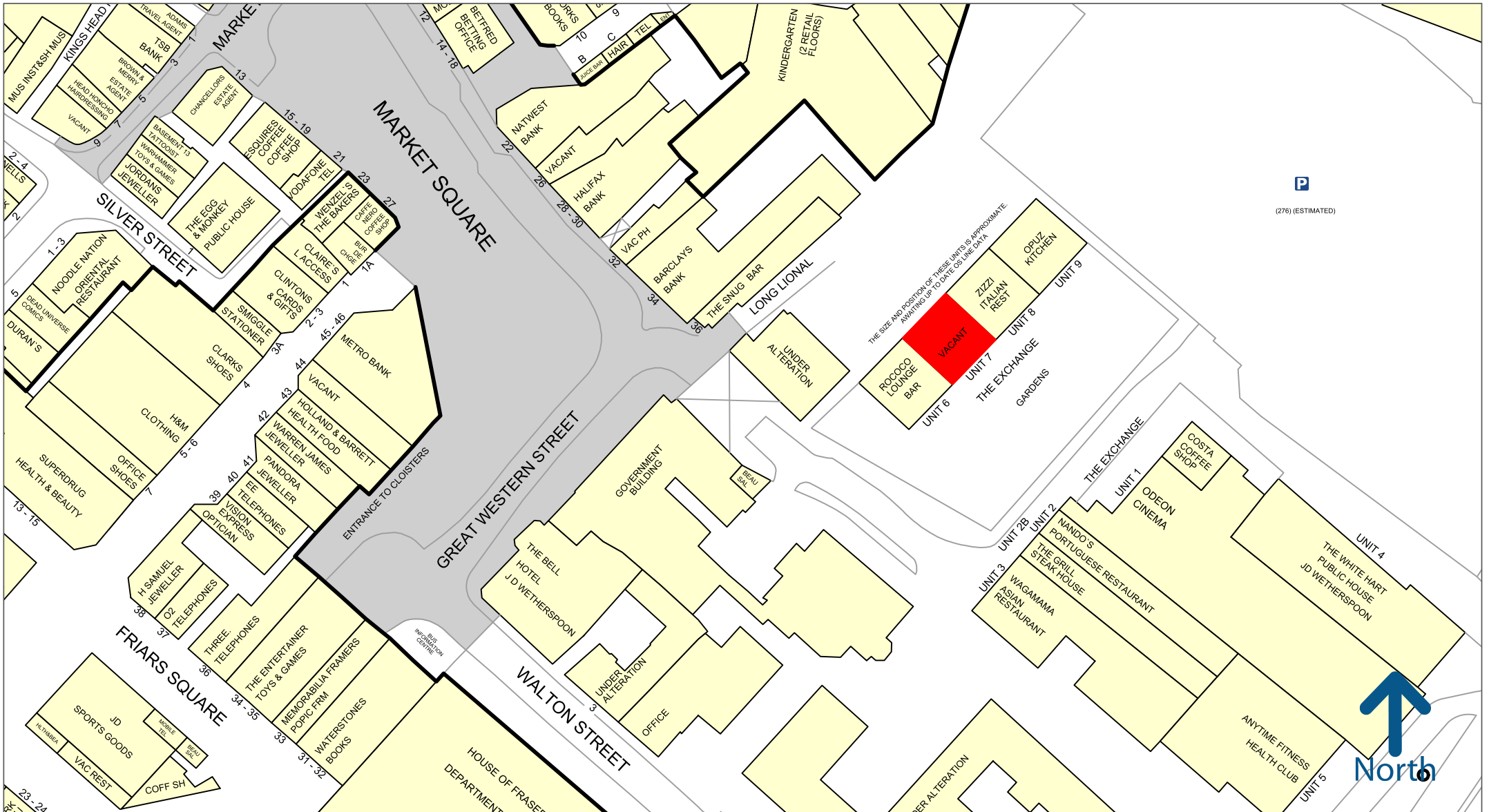
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VIEWINGS - Strictly by appointment

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee
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