

31-33 Kingsbury Square |  
Aylesbury | HP20 2JA

Shop & Basement Restaurant Premises |  
Available as a Whole or Split



# 31-33 Kingsbury Square | Aylesbury | HP20 2JA

## Location

Aylesbury is a large market town located approximately 45 miles North West of London and home to the Friars Square and Hale Leys shopping centres. Kingsbury Square is one of two pedestrianised areas of the town centre and is due to undergo a £4.5m regeneration programme to enhance its offering making it a lively and attractive destination for all.

## Description

The subject premises is arranged over ground and basement levels previously occupied by a bookmaker with entrances on both Kingsbury Square and Buckingham Street. The basement is a former restaurant premises with a bar area and toilets with 2 separate entrances leading down to it.

## Accommodation

The subject premises have the following approximate gross internal floor areas:-

Ground floor sales | 91.40 Sq.m | 984 Sq.ft

Ground floor anc | 24.90 Sq.m | 268 Sq.ft

Basement | 149.10 Sq.m | 1,605 Sq.ft

The property can be let as a whole or a split.

## Terms

The property is available on a new lease on terms to be agreed.

## Rent

The asking rent is £55,000 per annum exclusive, exclusive of business rates and other outgoings.

## EPC

An EPC has been commissioned and is awaited.

## Rates

The rating assessment is currently split between the two floors, the ground floor has a Rateable Value of £24,000 and the basement £14,250.

For rates payable, please refer to the Local Charging Authority, Buckinghamshire Council – 01296 395000.

## Legal costs

Each party to be responsible for their own legal and consultancy costs.



## Contact

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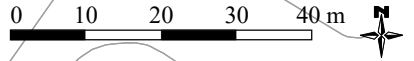
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessees;

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