

## 10 High Street Aylesbury, Buckinghamshire HP20 1SQ

lot 21

### Freehold Retail Investment

- Entirely let to Kanbake Ltd (t/a Bella Café) on a 15 year lease until July 2029 (no breaks)
- Prominent town centre location on pedestrianised High Street
- Nearby occupiers include Marks & Spencer, WH Smith, Specsavers, Costa and Greggs
- Close to Hale Leys Shopping Centre

Rent  
**£29,250**  
per annum  
exclusive



### Location

Miles: 44 miles north-west of Central London  
23 miles west of Luton  
22 miles east of Oxford  
Roads: M40 (Junction 7 & 8a), A41  
Rail: Aylesbury Rail  
Air: Luton International Airport

### Situation

The property is situated within Aylesbury town centre on the southern side of the pedestrianised High Street, close to both Hale Leys and Friars Square Shopping Centres. Other nearby occupiers include Marks & Spencer, WH Smith, Specsavers, Costa and Greggs.

### Description

The property comprises a ground floor retail unit with first and second floor ancillary accommodation.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

**Six Week Completion**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	57.10 sq m (615 sq ft)	<b>KANBAKE LTD (t/a Bella Café)</b>	15 years from 28/07/2014 until 28/07/2029 on a full repairing and insuring lease	£29,250	28/07/2019 and 28/07/2024
First	Ancillary	45.70 sq m (492 sq ft)				
Second	Ancillary	20.60 sq m (222 sq ft)				
<b>Totals</b>		<b>123.40 sq m (1,329 sq ft)</b>			<b>£29,250</b>	

(i) See Bella Café website ([www.bella-cafe.net](http://www.bella-cafe.net))

### For further details please contact:

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### Buyer's Legal Report Service

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### Seller's Solicitors:

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