

10 High Street Aylesbury, Buckinghamshire HP20 1SQ

lot 50

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)	KANBAKE LTD (t/a Bella Café)	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)				
Totals		123.40 sq m (1,329 sq ft)			£29,250	

(i) See Bella Café website (www.bella-cafe.net)

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