



TO LET

A1 Retail Unit
842 sq.ft (78.22 sq.m)

Unit 52, Wedgewood Street, Fairford Leys, Alesbury, **HP19 7HT**

- Superb prominent location
- Near to main line railway station
- Consent for A1, also suitable for other retail uses
- Tenants include Co-Operative

DESCRIPTION

The property provides a ground floor retail unit in a prominent situation in Fairford Leys village. Other occupiers include the Co-Operative, fish & chip shop, Chinese restaurant, gifts shops, hairdressers, estate agents.

The property provides 842 sq ft, which includes Kitchenette and WC.

Additional space can be provided at the rear should this be required.



LOCATION - HP19 7HT

The property is located in the centre of the Fairford Leys development on the outskirts of Aylesbury, adjacent to other retail units, restaurants, offices and leisure facilities.

Aylesbury, is situated approximately 44 miles to the north west of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A413 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone with a journey time of approximately 55 minutes. Aylesbury is due for enormous expansion over the next few years and will accommodate a population in the region of 120,000 – 135,000.

Cotswolds, an area of outstanding natural beauty in Gloucestershire, England. From M5 motorway, get off at Junction 11.

AREAS

(approx. NIA)

	Sq.ft	Sq.m
Ground floor	842	78.22

RENT & RATES

Available on application. The property is elected for VAT.

SERVICE CHARGE & INSURANCE

The premises participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

A1 Shops, A2 Financial/Professional, A3 Restaurants/Cafes, A5 Takeaways - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agent:



01296 398 383
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