

TO LET

RETAIL  
UNIT

3,249 sq.ft (302 sq.m)

- Prominent unit with wide frontage and large ground floor space
- Direct rear access for loading from substantial service yard
- Excellent storage to the rear
- Extensive and free car parking
- Consent for A1 or A2 Retail Restaurants or Gyms



**Unit 60B, Wedgewood Street, Fairford Leys,  
Alesbury, Buckinghamshire, HP19 7HT**



# Unit 60B, Wedgewood St, Fairford Leys, Aylesbury, Buckinghamshire, HP19 7HT

## DESCRIPTION

Large ground floor retail unit in a prominent position within Fairford Leys village, benefitting from large display windows to the front and excellent storage space to the rear. The property also has a Kitchenette and WC.

There is direct access to the rear of the property for loading from a substantial service yard, as well as extensive, free customer car parking.

Other local occupiers include the Co-Operative, a fish & chip shop, a Chinese restaurant, gifts shops, hairdressers and estate agents.

| AREA (approx. NIA) | Sq.ft | Sq.m |
|--------------------|-------|------|
| Ground floor       | 3,249 | 302  |

## LOCATION - HP19 7HT

Fairford Leys is a mixed use development situated to the West of Aylesbury Town Centre and comprising C. 1,900 new homes. Aylesbury itself 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.

## SERVICE CHARGE & INSURANCE

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

## SERVICES

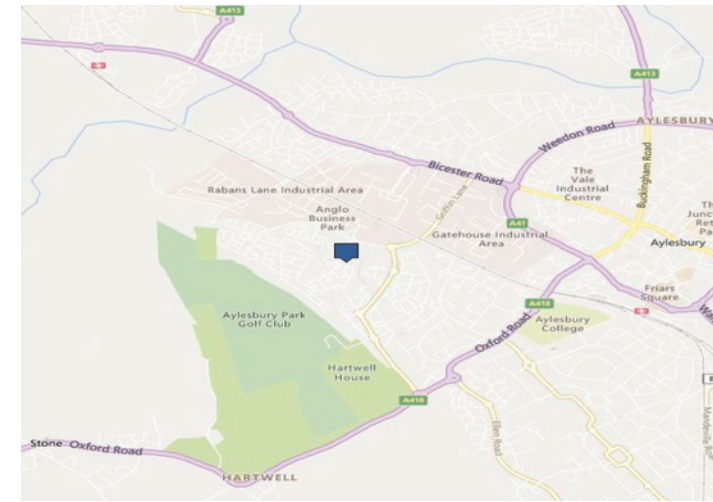
All mains services are available.

## ENERGY PERFORMANCE

Band C-51. Further information available upon request.

## RENT

£35,000 Per Annum.



## RATEABLE VALUE

£26,500.

## PLANNING

Suitable for E class (Retail, Restaurants or Gyms) - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## 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:



**Alan Chandler**  
M: 01296 398383  
E: ac@chandlergarvey.com



**Toby Sagers**  
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