



MK
**Martin
Kemps**
EST.1985

A double fronted
retail unit with A2
use with prominent
frontage to Temple
Street, in the heart
of Aylesbury.

**Planning for
A1/2 use**

Spacious
accommodation
over three floors.
Ideal for a wide
variety of uses

**17 Temple Street, Aylesbury, Bucks,
HP20 2RN**

Freehold Price Guide £220,000

The premises are situated on Temple Street within the heart of Aylesbury town centre and conservation area. Temple Street, which is just off the main Market Square and within close proximity to Friars Square shopping centre, is popular with estate agents, solicitors and other quality occupiers.

The premises were previously used as A2 and is fitted out accordingly but it could be used for various A1 & A2 uses. The property will be redecorated inside and outside before the start of a new lease.

Aylesbury is the County town of Buckinghamshire has a population in excess of 60,000 and serves a catchment area with a population in excess of 150,000. It is home to many multiple and independent retailers including Next, Marks and Spencer, H & M, House of Fraser and all the major supermarkets. The town has plans to expand over the next decades with a projected population in excess of 80,000.



ACCOMMODATION The property is a double fronted period building with frontage on to Temple Street. Ground floor accommodation with showroom/office with kitchen and cloakroom at rear. First floor with two offices, kitchen and cloakroom, and second floor office. The property has a gas to radiator heating system throughout the building and is fully carpets and fitted with Cat 5 wiring through most of the building.

AREA

Ground Floor usable area 295 sq ft (26.6M2)

First Floor & Second Floor 462 sq ft (41.64M2)

Total useable area 757 sq ft (68.24M2)

BUSINESS RATES Interested parties are advised to make their own enquiries with AVDC for verification purposes. 01296 585858.

LEGAL COSTS The ingoing tenant will be responsible for the Landlords reasonable legal costs.

VIEWING Strictly by appointment through the Owners Agents, Martin Kemp. **None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor. None of the appliances in the property have been tested.**

NOTICE Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMPS** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame RS/CL/5235



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