

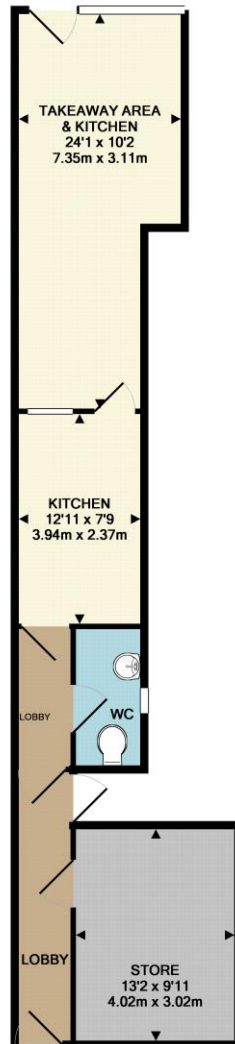


**MK**  
**Martin  
Kemps**  
EST.1985

**A prominent  
High Street  
located  
rarely  
available A5  
take away  
unit  
available to  
let.**

**116 High Street, Aylesbury,  
Bucks, HP20 1RB**

**RENT: £12,000 PER ANNUM  
EXCLUSIVE**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A rare opportunity to acquire a new lease on a ground floor lock up A5 takeaway unit located in a prominent position on the bottom end of the High Street.

The property is fitted out as takeaway and currently trades. Offers invited in the region of £25,000 for premium for this unit.

**RATEABLE VALUE:** TBC

**RATES PAYABLE:** TBC

**LEGAL COSTS** In the normal manner the tenants will be responsible for the Landlords reasonable legal costs.

**LEASE TERM** A new lease of 10 years is available.

**RENT** £12,000 per annum exclusive.

**ADMINISTRATION/REFERENCING FEE** A non refundable administration/referencing fee is payable on reservation of the unit of £350 plus VAT.

**\* RARELY AVAILABLE A5 TAKEAWAY SHOP \*  
PROMINENT LOCATION AT THE END OF THE HIGH  
STREET \* 350SQFT (32.57 M2) \* CLOACKROOM  
FACILITIES \* LARGE LEANTO STORE AT REAR OF 133  
SQFT (12.34 M2) \***

26 Temple Street, Aylesbury  
Buckinghamshire, HP20 2RQ

Tel 01296 422171

55 North Street, Thame  
Oxfordshire, OX9 3BH

Tel 01844 260909



**VIEWING** Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property. **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 KEMP PROPERTY SERVICES** 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/5229

**[martinkemps.com](http://martinkemps.com)**