



A Large width retail unit to let, with prominent frontage to Temple Street, in the heart of Aylesbury.

**Planning for A3 use.**

**14 Temple Street, Aylesbury, Bucks, HP20 2RQ**

**New Lease at only £22,500 per annum on flexible terms**

Superbly fitted out as A2 drop in careers centre and offices

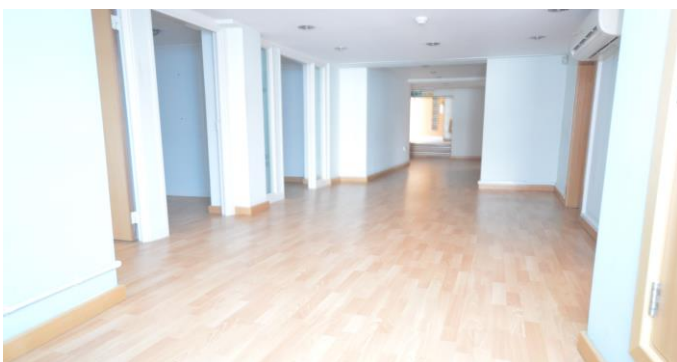
The premises are situated on Temple Street within the heart of Aylesbury town centre and conservation area. Temple Street, which is just off the main Market Square and within close proximity to Friars Square shopping centre, is popular with estate agents, solicitors and other quality occupiers.

The premises are currently fitted out to a very high standard as a drop in careers centre with associated administrative offices and private meeting rooms.

**This retail unit would very easily be converted for use as a restaurant and all day coffee shop/bar.** The building has great character and many period features and provides very adaptable space. It also boasts rear vehicular access from Temple Square with a large garage and loading bay.

Aylesbury, 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.

**NOTE CONVERSION TO TWO UNITS** – The landlord will be responsible for the necessary consents and building alterations to reconvert the unit back to two separate shop units. Any new lease will be subject to this work having been completed with the appropriate listed building consent and building regulation approval having being granted



**ACCOMMODATION** The premises have an imposing e frontage to Temple Street and provide ground floor retail/show room accommodation, currently utilised as a drop in careers centre. It is anticipated that a number of the internal partition walls can be removed to provide further open plan restaurant (subject to planning permission)/retail area if required.

#### **TOTAL GROUND FLOOR AREA 2598 SQ FT (241 SQ M)**

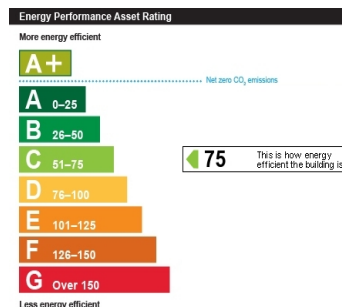
There is a disabled w.c, ladies cloakroom, staff cloakroom, gents cloakroom, kitchen, staff room. Rear garage with loading/unloading area.

**LEASE** The premises are offered on a new 12 year full repairing and insuring lease subject to three yearly upward only rent reviews.

**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.

**RESERVATION/ADMINISTRATION/REFERENCING FEE** A reservation deposit of £1,000 is payable, subject to contract to be held by Martin Kemps as stakeholders. If the tenant is unable to proceed to completion within 4 weeks the Landlord reserves the right to re-offer the property to let. A non refundable administration/referencing of £350 plus VAT will be deducted from the £1,000. The balance of the deposit held £650, will be passed to the Landlords solicitor on completion in respect of a contribution towards the Landlords legal fees as above.



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 Kempsy. **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



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

