

UNIT 21 FRIARS SQUARE SHOPPING CENTRE AYLESBURY

TO LET



- E Class opportunity in popular shopping centre
- Located within walking distance of the mainline railway station
- Significant student population in Aylesbury
- Large and growing catchment population
- Nearby occupiers include Frasers, JD Sports, Waterstones, Next, Superdrug, New Look.

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DESCRIPTION

Friars Square Shopping Centre has 360 car parking spaces and 300,000 sq ft of retail.

Aylesbury has a large catchment population of approximately 260,000 residents (within a 30 minute drive) to support growth. This catchment population is expected to continue growing as 90,000 new homes are to be delivered in Buckinghamshire by 2045, around 5,000 of which will be in Aylesbury town centre.

Aylesbury also boasts a significant student population with campuses from Buckinghamshire New University and the University of Bedfordshire.

The unit is in a prominent position, directly opposite the entrance of the mall and is adjacent to Next, Shoezone and opposite JD Sports.

RENTAL

On application.

SERVICE CHARGE

£69,790.

RATEABLE VALUE

£97,000 (2026 assessment).

INSURANCE

£2,291.20.

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FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	5,580	518.40
Basement	2,393	222.32

TERMS

TBC

EPC

Available upon request.



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AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

For an appointment to view, please contact:

Andrew Criss
07831 213 396
andrewc@jacksoncriss.co.uk

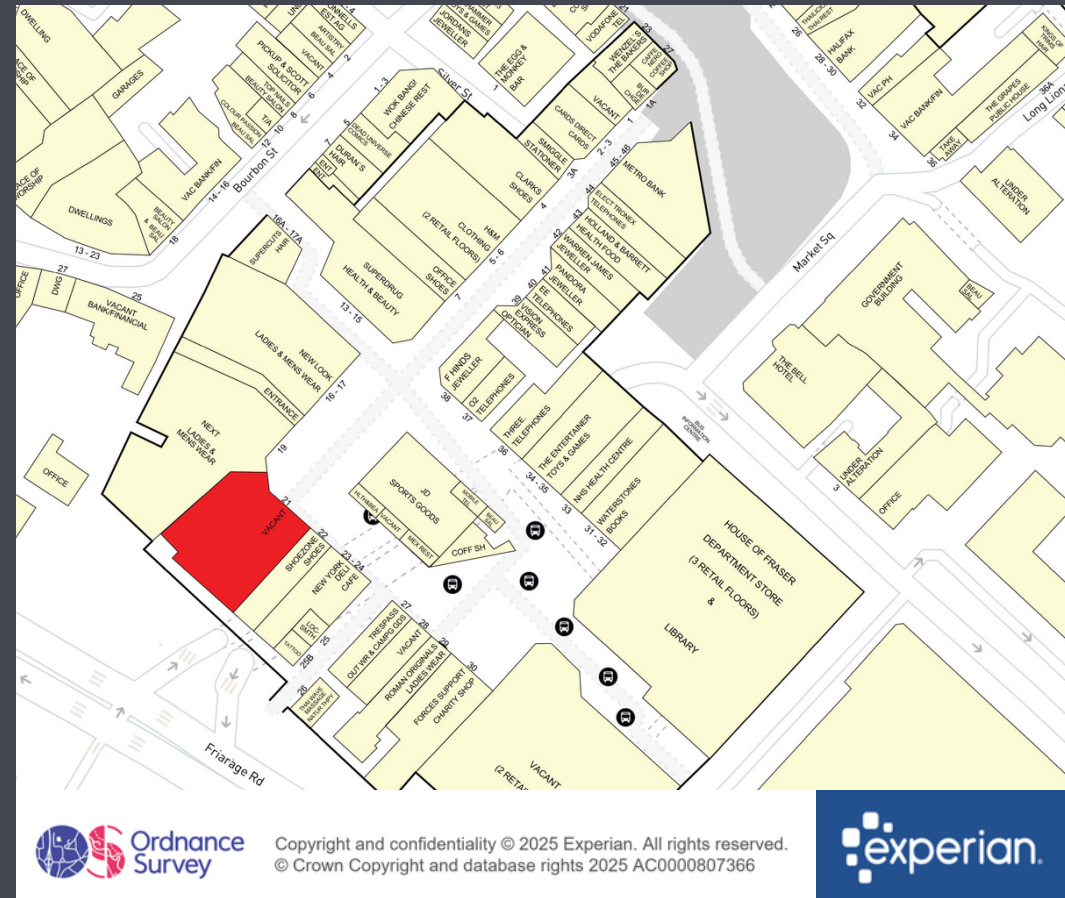
Dan Turner
07917 022 524
dant@jacksoncriss.co.uk

Joe Laskey
07780 198 734
jlaskey@jacksoncriss.co.uk

Subject to Contract & Vacant Possession

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