

UNIT 28 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 adjacent to the rear entrance to the mall, providing direct access to the scheme's car park. The unit is opposite The Fragrance Shop, Bakers + Baristas and La Cantina, and is adjacent to New York Deli Cafe and Roman Originals.

RENTAL

On application.

SERVICE CHARGE

£19,092.

RATEABLE VALUE

£20,750 (2026 assessment).

INSURANCE

£626.80.

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FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	1,420	131.92
First Floor	676	62.80

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
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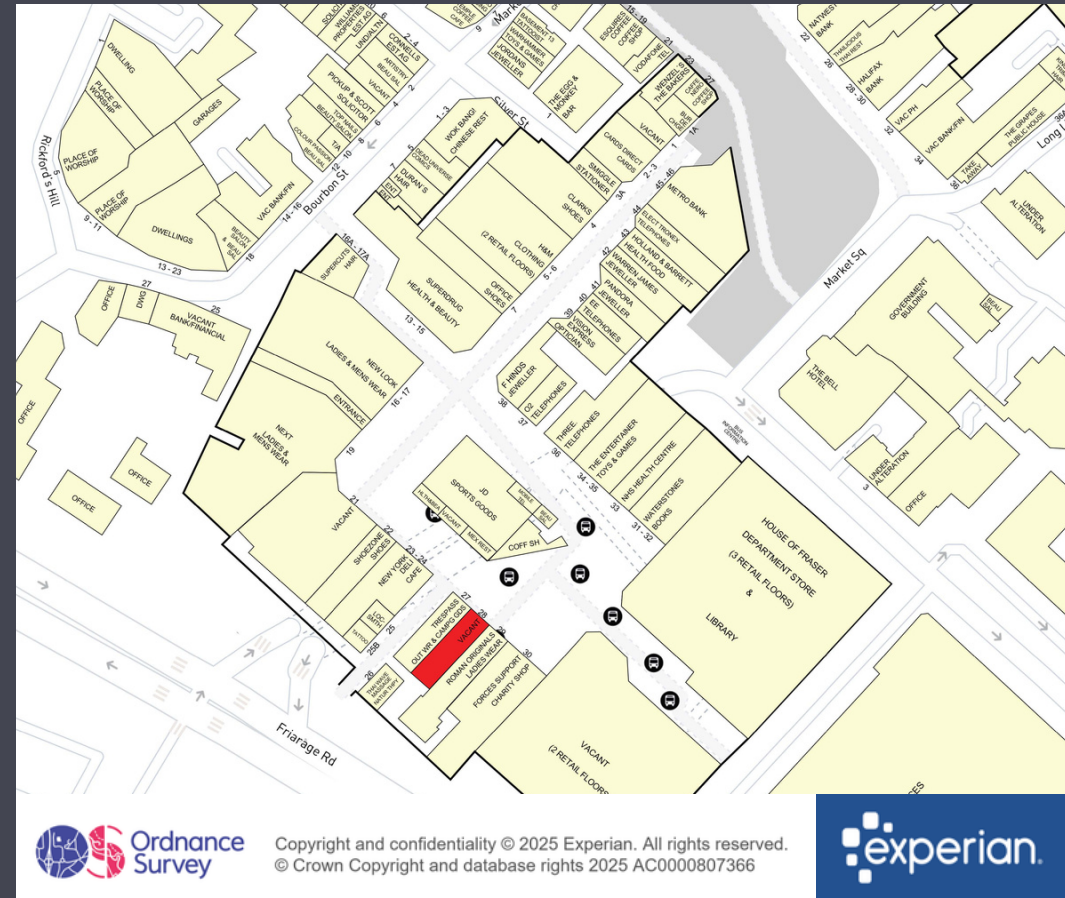
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Subject to Contract & Vacant Possession

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