

# AYLESBURY

## 30 High Street, HP20 1ST

### PRIME RESTAURANT – LEASE FOR SALE



#### LOCATION

The property occupies a prime trading position on High Street in the heart of Aylesbury town centre. The area benefits from strong pedestrian footfall and is close to national retailers, independent shops, cafés and leisure operators.

Aylesbury is the county town of Buckinghamshire with a resident population of approximately 90,000 and a wider catchment significantly enhanced by ongoing residential development in the area.

The subject premises are situated on the southern side of High Street, in close proximity to the entrance to Hale Leys Shopping Centre. Other nearby retailers include **Marks & Spencer, TG Jones, Wimpy, Santander, McDonald's, Fireaway and Creams.**

#### ACCOMMODATION

The property provides the following approximate gross internal floor areas;

Ground Floor:	<b>4,487 sq ft</b>	<b>416.9 sq m</b>
First Floor:	<b>1,537 sq ft</b>	<b>142.8 sq m</b>
<b>Total</b>	<b>6,024 sq ft</b>	<b>559.6 sq m</b>

The first floor provides a former kitchen with staff accommodation including a living room, dining room, 3 bedrooms and a bathroom.

There is a large trade terrace to the rear which can be accessed via Exchange Street Car Park.

#### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

#### RENTAL

POA.

#### RATING

The property is assessed for rates as follows:

Rateable Value 2026:	<b>£45,000</b>
UBR 2026/27: Estimated	<b>38.2p</b>
Rates Payable:	<b>£17,190</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available on request.

#### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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