

# 56 KINGSBURY AYLESBURY BUCKINGHAMSHIRE HP20 2SZ

## Location

The attractive market town of Aylesbury is the County town of Buckinghamshire, strategically situated 40 miles north west of London, 17 miles west of Dunstable, 18 miles north west of Hemel Hempstead and 24 miles east of Oxford. It is regarded as a diversified and expanding commercial and regional centre with a resident population of approximately 58,000 persons and a catchment of over 120,000. Road communications afford good access to the M1, M25 and M40 motorways and there are regular train services to London Marylebone (approximately one hour).

The importance of Aylesbury as a retail location is shown in the recent redevelopment of the Friars Shopping Centre by Unilever and Friends Provident and the large highly skilled workforce which has attracted several major occupiers including EQUITABLE LIFE, THORN EMI, ROTHMANS UK LIMITED and RAVEL LIMITED. This will continue to underline Aylesbury's status as a regional centre.

## Situation

Kingsbury Square is located within the town centre to the edge of the pedestrianised retail centre adjoining Market Square and High Street. The property is situated on the north west side of Kingsbury Square in a prominent, but secondary retail position near to the junction with Buckingham Street. Occupiers close by include PIZZA EXPRESS, KFC, A-PLAN INSURANCE, SVINTONS, PAPA JOHNS and PREZZO in Buckingham Street.

## Description

The property comprises a mid-terraced building constructed with brick elevations under a double pitched tiled roof with an extension at ground floor level.

## Town Planning

Situated within the central shopping area the property is not Listed but lies within Aylesbury Town Centre Conservation Area.

## Tenure

FREEHOLD

## Tenancy

The entire property is let to LADBROKES BETTING & GAMING LIMITED on a full repairing and insuring lease for a term of 15 years from 31st July 2003 being subject to five yearly upward only rent reviews.

