Duncan Bailey Kennedy
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PROPERTY PARTICULARS

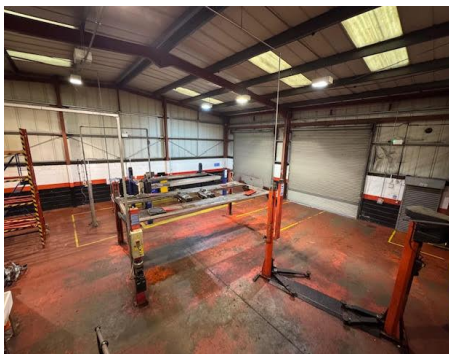
Preliminary Particulars

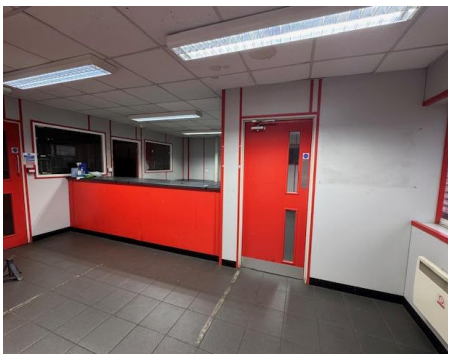
Prominent Business Unit
Ideal for a Showroom / Trade Counter

6 BICESTER ROAD
AYLESBURY
BUCKS HP19 8BU









3,314 sq.ft. (307.95 sq.m) Approximate Gross Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The property is situated in a prominent position fronting Broadfields, just off the Bicester Road, approximately 2 miles to the west of Aylesbury town centre, and is within close proximity to Tesco's, The Range, and Topps Tiles.

DESCRIPTION
The property comprises of a ground floor workshop / warehouse with additional stores on the first and second floor. There is a yard area to the rear of the property.

Facilities include:-
- Off road parking
- WC facilities
- Yard area
- Three phase power

ACCOMMODATION (Approximate Gross Internal Area)

Ground Floor -	3,314 sq.ft.
Mezzanine Floor -	1,090 sq.ft.

TO LET
The unit is available on a new lease for a term by arrangement, to be excluded from the Landlord & Tenant Act 1954.

RENTAL
£49,950 per annum exclusive. (Plus VAT if applicable.)

RATEABLE VALUE
To be confirmed. Rate in the £ for 2023/24 is 49.9 pence.

ENERGY PERFORMANCE RATING: C – 75.

VIEWING - By appointment with the Sole Agents:-

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Ref: JKH / 0725