

AYLESBURY, 2 WALTON ROAD



- **PROMINENT CLASS E UNIT LEASE FOR SALE**
- **MAIN ARTERIAL ROAD IN AYLESBURY TOWN CENTRE**
- **CONVENIENCE / NURSERY / MEDICAL USE POTENTIAL**

Location

The premises are situated in a prominent corner location fronting both Walton Road and Walton Street, on the outskirts of Aylesbury town centre.

This forms the main arterial route in and out of town and leads directly to Friars Square Shopping Centre as well as the town's main car parks. Aylesbury Train Station is also in close proximity.

Description

The premises comprise a prominent roadside former bank premises arranged over ground, first and second floors with an extensive dedicated car park to the rear, accessed directly from Walton Road.

We estimate the following gross internal areas:

Accommodation

Ground Floor	2,710 sq ft	251.76 sq m
First Floor	1,302 sq ft	120.96 sq m
<u>Second Floor</u>	<u>1,276 sq ft</u>	<u>118.54 sq m</u>
Total GIA	5,288 sq ft	491.26 sq m

Lease Terms

The premises are held on a FRI lease until 2 October 2047, subject to 5 yearly upwards only rent reviews, with the next RR due in 2027.

Incentives are available for parties interested in a lease assignment.

Rent

£110,000 per annum exclusive of other occupational costs.

Business Rates

Rateable value (2023): £20,000

For business rating information please visit www.voa.gov.uk

EPC

An EPC is available upon request.

Legal Costs

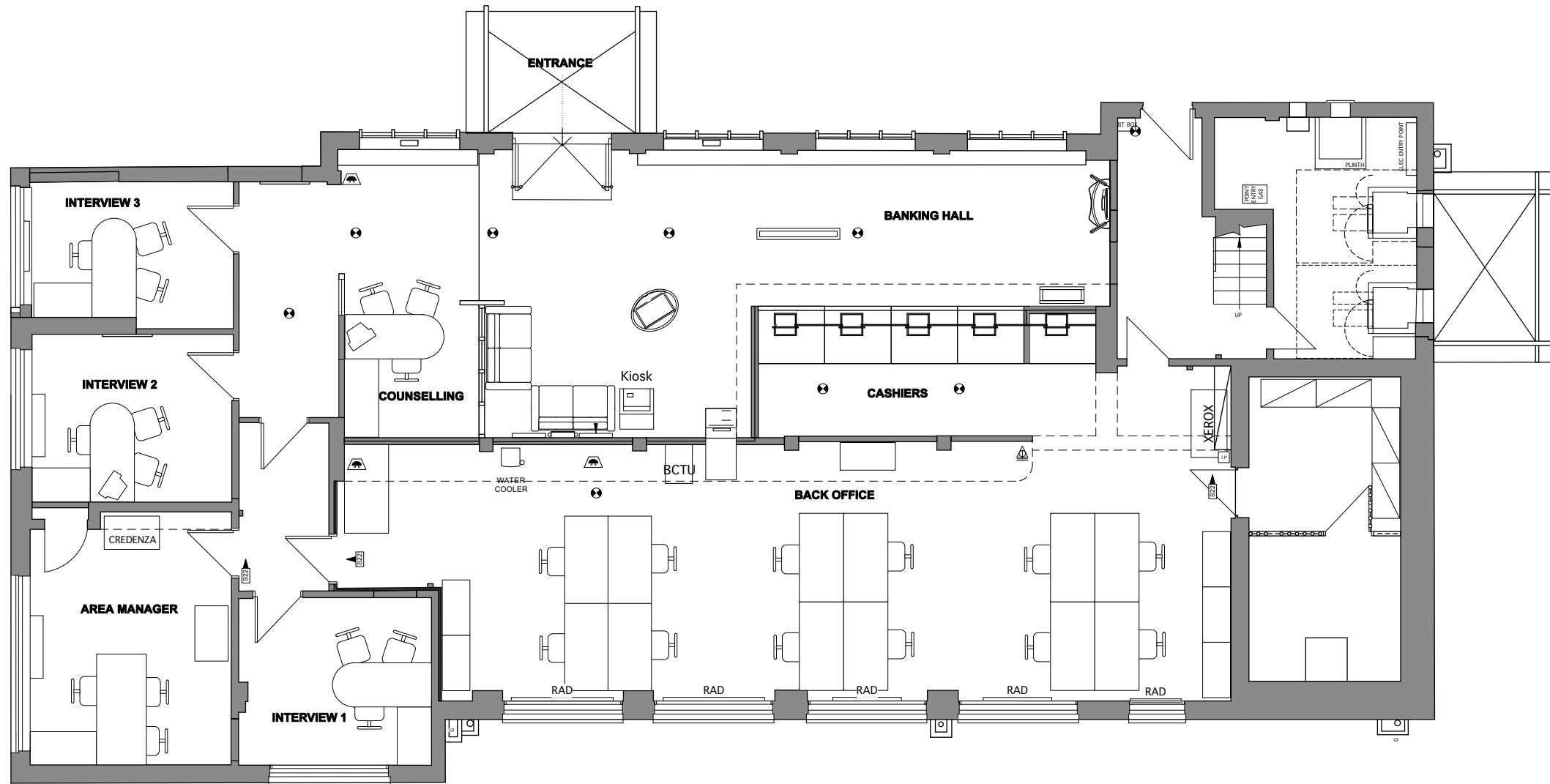
Each party to pay their own legal costs.

Further Information:

Callum Mortimer
T 07714 145 932
E callum.mortimer@fourandco.uk

Adam Cohen
T 07824 356 871
E adam.cohen@fourandco.uk

FIRE SAFETY ITEMS KEY	
FIRE EXTINGUISHING PORTABLE WALL MOUNTED	
FIRE EXTINGUISHER - WATER	
FIRE EXTINGUISHER - FOAM	
FIRE EXTINGUISHER - DRY POWDER	
FIRE EXTINGUISHER - CARBON DIOXIDE GAS	
FIRE EXTINGUISHER - FIRE BLANKET GAS	
FIRE EXTINGUISHING FIXED SYSTEMS	
FIRE EXTINGUISHING DEVICE FIXED SYSTEM - ANY TYPE	
FIRE ALARM DEVICE WARNING EQUIPMENT	
FIXED ALARM DEVICE - WARNING DEVICE BELL	
FIRE ALARM DEVICE - WARNING EQUIPMENT AREA COVERED	
ALARM SOUNDERS	
EMERGENCY LIGHTING	
SMOKE DETECTORS	
FIRE ALARM DEVICE WARNING EQUIPMENT	
FIXED ALARM DEVICE - HEAT DETECTOR	
FIXED ALARM DEVICE - DEVICE SMOKE DETECTOR	
FIXED ALARM DEVICE - FIRE ALARM CALL POINTS MANUAL	
FIRE WARNING SYSTEM ELECTRICAL INDICATOR PANEL	
EMERGENCY LIGHTING	
EMERGENCY LIGHTING ENCLOSED	
DIRECTIONAL EXIT SIGN INTERNALLY ILLUMINATED	
EXIT SIGN INTERNALLY ILLUMINATED	
FIRE PRECAUTIONS	
FIRE PRECAUTIONS VISION PANEL	VP
FIRE PRECAUTIONS GUARDING HANDRAIL	GRL
FIRE PRECAUTIONS HANDRAIL	HRL
EMERGENCY FASTENING DEVICE COMPLETE WITH APPROPRIATE SIGNAGE	EFD
FIRE SAFETY SIGNS	
FIRE ACTION SIGN	S12
FIRE EXIT	S23
FIRE EXIT DIRECTIONAL	S22



PLANNING APPLICATION

REVISION	DRN	DATE

CLIENT

PROJECT
HSBC AYLESBURY WALTON ROAD
 2012 Refit - PIN 6245
 2 Walton Road, Aylesbury,
 Buckinghamshire, HP21 7SS

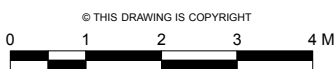
DRAWING
EXISTING GROUND FLOOR

SCALE 1:100 @ A3 DATE JUNE 2012
 1:50 @ A1

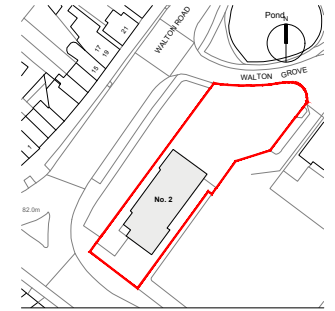
DRAWING No. 12 052 PA 01 DRAWN BY M BD
 Contractor Design by A&Q
 REVISION

A&Q PARTNERSHIP (LONDON) LTD
 THE LUX BUILDING, 2-4 HOXTON SQUARE, LONDON N 1 6 NU
 Tel: 020 7613 2244 Fax: 020 7613 2642 Email: london@a&q.co.uk
 ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE
 ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM
 DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT
 BEFORE PROCEEDING.

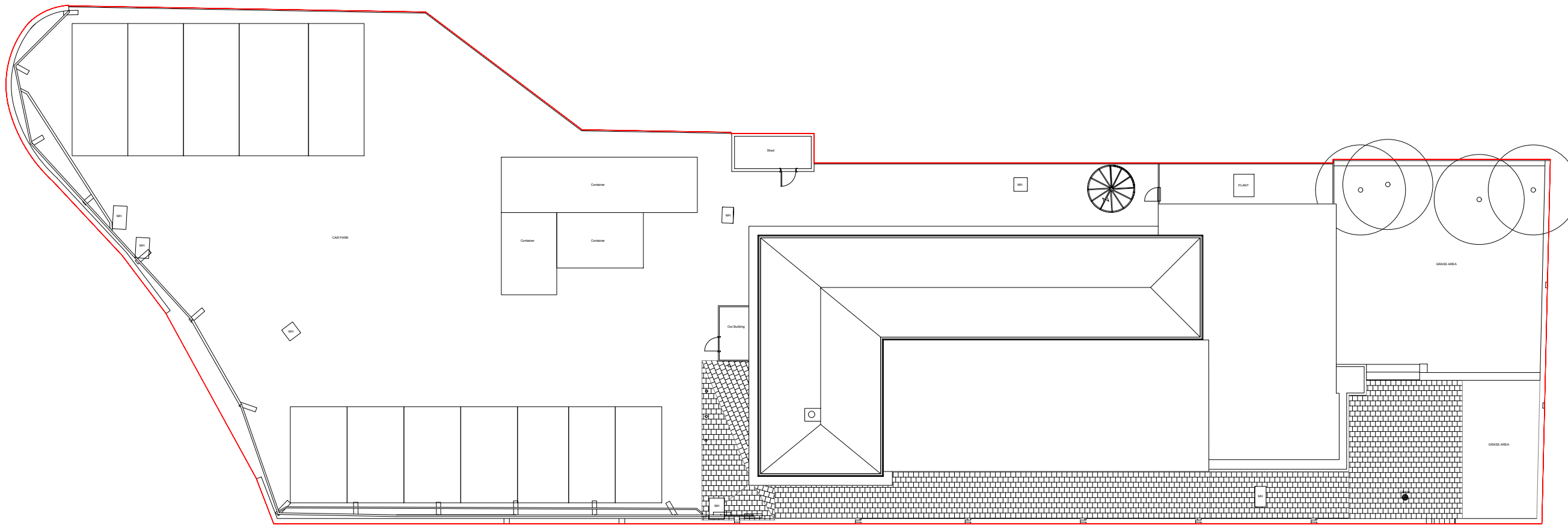


EXISTING GROUND FLOOR



DRAWING KEY

SITE: 1124.00 m²
GIA: 478.00 m²
GARDEN: 606.00 m²



ISSUE
APPROVAL 2
DATE 20.04.2022
REVISION N/A

DRAWING TITLE
**EXISTING
SITE PLAN**
DWG REF 5020_KW_DD_DR_02-01
SCALE 1:200 (A3)
PROJECT 2 Walton Road, Aylesbury
Buckinghamshire, HP21 7SS

Kennedy Woods

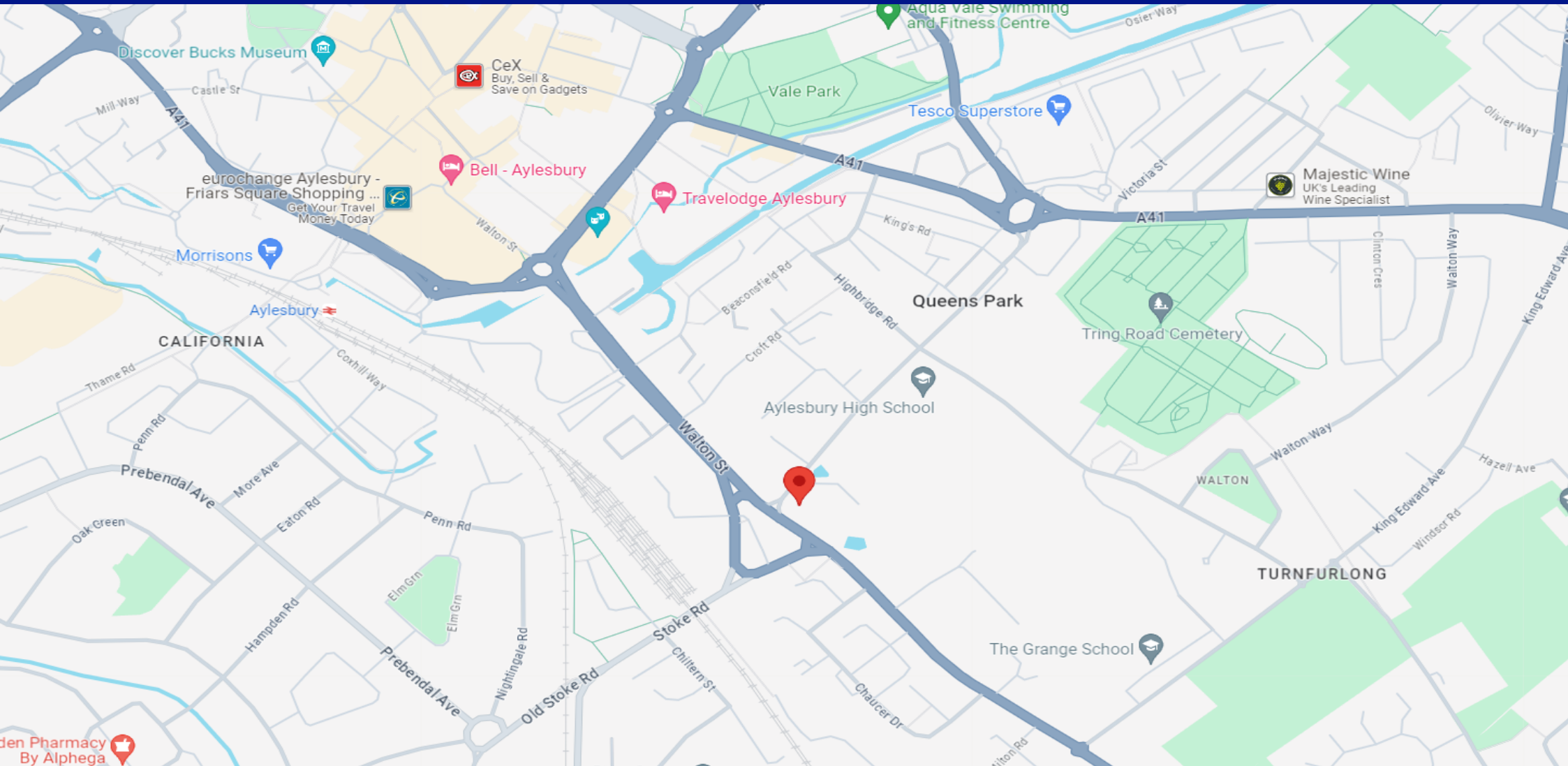
Unit B3.2 Bussey Building
133 Copeland Road, SE15 3SN
hello@kennedywoods.co.uk
020 7993 8205

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GENERAL NOTES

Accuracy Of Information

If any discrepancies exist between this drawing and site conditions or information provided by other consultants, contractors, sub-contractors, or if otherwise unclear, notify the architect immediately.



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Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.

SUBJECT TO CONTRACT. MARCH 2024.