

**15 Temple Street**

Aylesbury, HP20 2RN

**GROUND FLOOR  
RETAIL IN GRADE II  
LISTED BUILDING****584 sq ft**  
(54.26 sq m)

- Period Grade II Listed Building
- Ground floor office with basement storage
- Centrally located period building close to main shopping area, restaurants, banks etc

# 15 Temple Street, Aylesbury, HP20 2RN

## Summary

<b>Available Size</b>	584 sq ft
<b>Rent</b>	£16,000 per annum
<b>Business Rates</b>	TBC
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	Not applicable. No VAT is payable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (68)

## Description

The property comprises a period Grade II listed building with ground floor retail/office with first and second floor office accommodation. There is also a cellar used for storage.

The ground floor retail unit has large windows fronting Temple Street which is laid out mainly as open plan with a rear office leading to a kitchen. there is a toilet with access to the back door.

## Location

The property is prominently located in Temple Street, close to the main retail areas of Aylesbury. Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes.

The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes.

## Accommodation

The accommodation comprises the following areas:

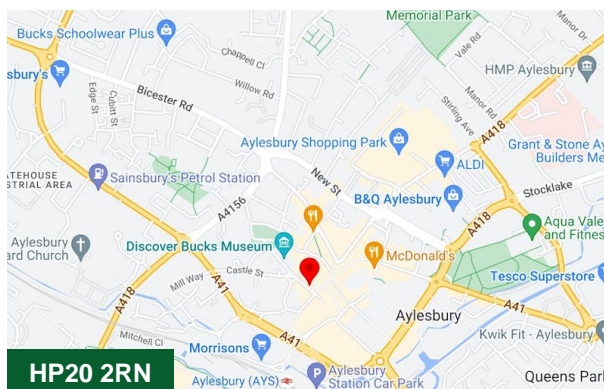
Name	sq ft	sq m	Rent	Availability
Ground - Retail with basement storage	584	54.26	£16,000 /annum	Available
<b>Total</b>	<b>584</b>	<b>54.26</b>		

## Terms

A new lease to be granted direct from the Landlord on terms to be agreed.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information

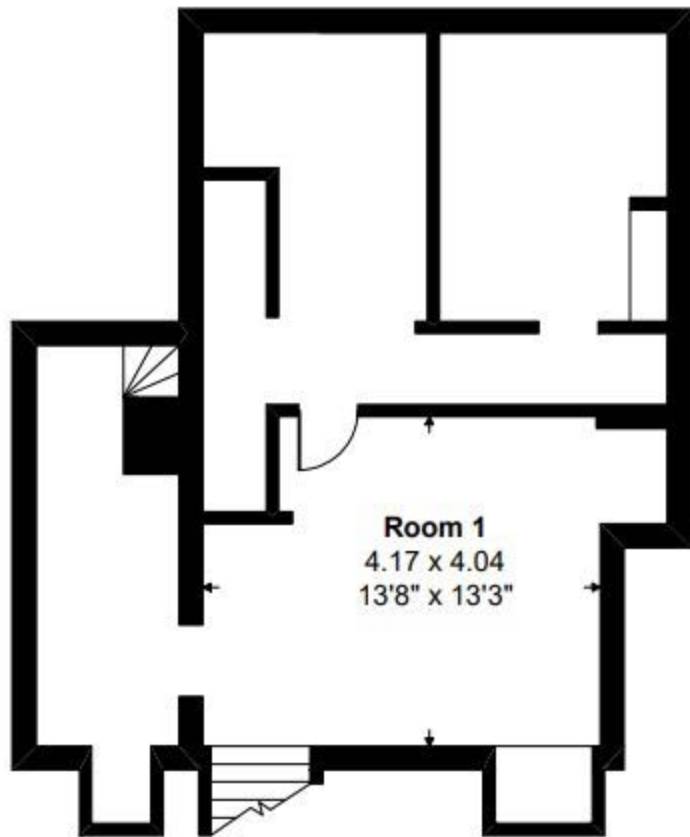


**Neave DaSilva**

01494 796054 | 07827 908926

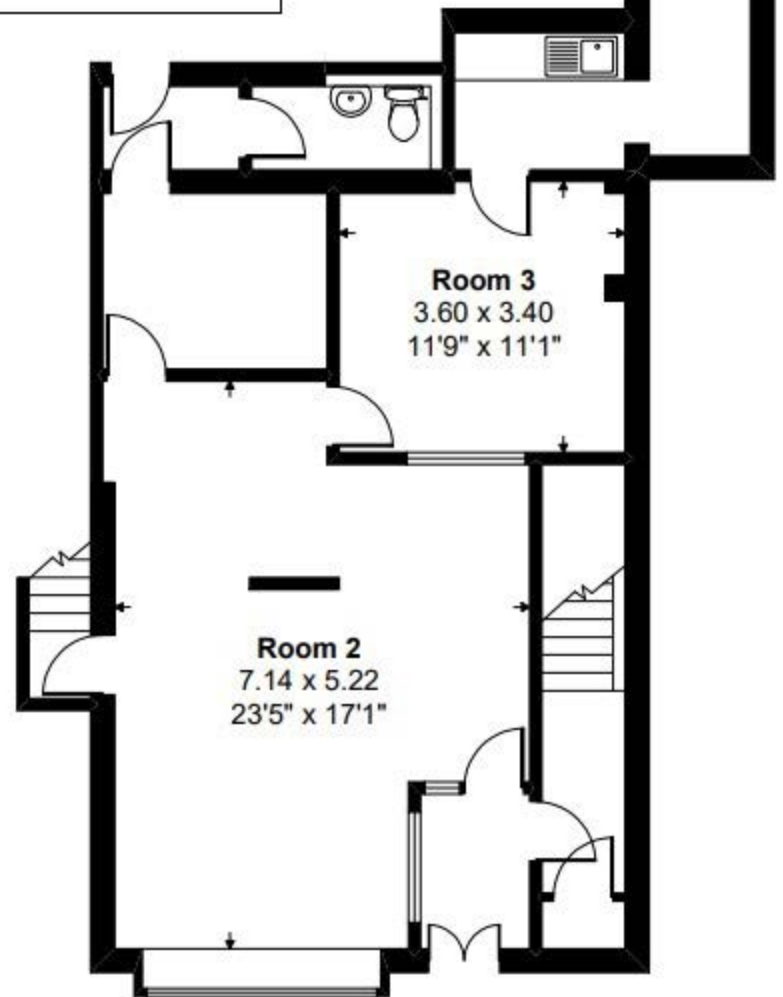
nds@chandlergarvey.com

15 Temple Street  
Aylesbury



**Room 1**  
4.17 x 4.04  
13'8" x 13'3"

**Basement**



**Room 3**  
3.60 x 3.40  
11'9" x 11'1"

**Room 2**  
7.14 x 5.22  
23'5" x 17'1"

**Ground Floor**