



NEW SHOPS TO LET IN MAJOR HOUSING DEVELOPMENT RETAIL UNITS AVAILABLE FROM Q4, 2023

Kingsbrook, Aylesbury, HP22 7ER



■ Key points

- New local centre comprising approximately 810 Sq. m / 8,700 Sq. ft of retail space with customer parking.
- Includes 418 Sq. m/ 4,500 Sq. ft convenience store unit, already under offer to national operator.
- Five further, individual shop units available to let, two of which already under offer to branded coffee operator.
- Situated within major housing development, comprising approximately 2,450 new residential dwellings to Villages 2, 3 & 4.
- Connectivity to existing housing catchment of Village 1 (not developed by Barratt Homes / David Wilson Homes).
- New primary school and new secondary school open already, with further primary school to follow.
- Shop unit practical completions scheduled for Q4 '23.

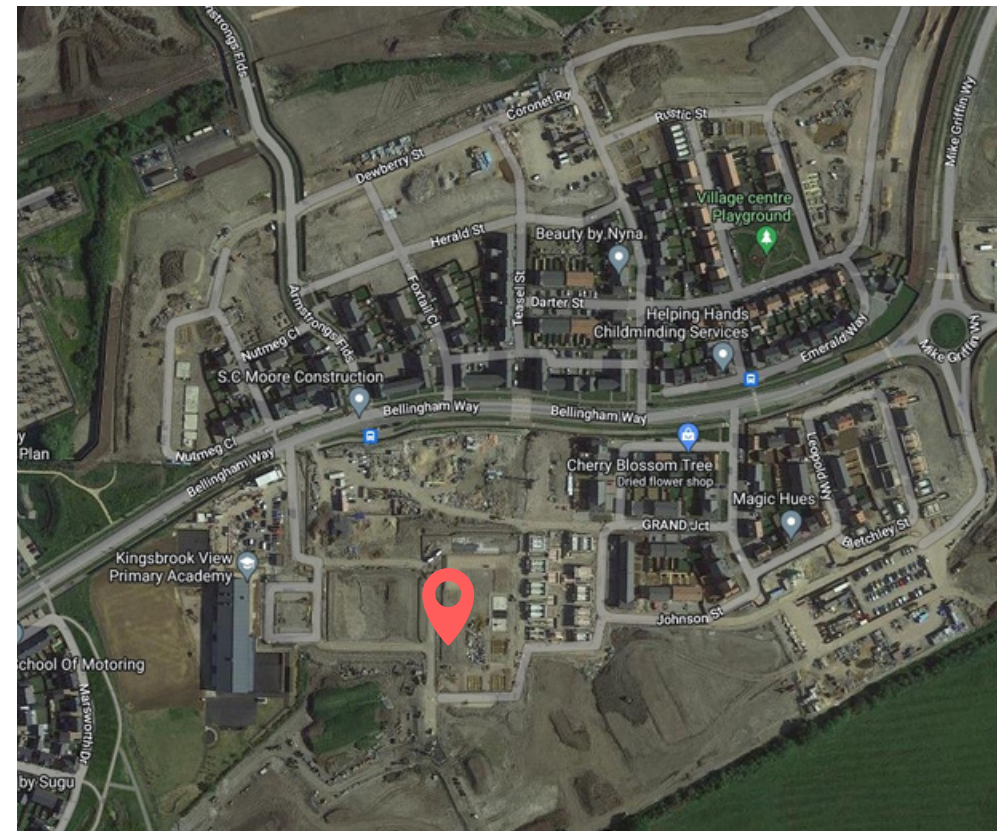
■ Location

Kingsbrook is an attractive and primarily residential development in Aylesbury, Bucks, situated northeast of the town centre and being undertaken by Barratt Homes and David Wilson Homes.

It is understood that 2,450 new residential dwellings overall have an outline consent (1,248 occupations as of March '23) together with 10 hectares of employment, three new schools (two of which already open), as well as the subject neighbourhood centre.

■ Description

The ground floor of Block A, Village 3 comprises a mixed-use block with residential above a terrace of five individual retail units set out over ground floor only, and additional larger unit purpose built for convenience store use. Customer parking is provided by way of 28 shared spaces to the front of the parade, and a further 23 visitor spaces for the shared use of the wider development.



■ Accommodation

Unit No	Approx Sq. m	Approx Sq. ft	Status
Unit 1	77.70	836	Under Offer
Unit 2	77.70	836	Under Offer
Unit 3	77.70	836	Under Offer
Unit 4	77.70	836	Under Offer (To open '23)
Unit 5	77.70	836	Under Offer (To open '23)
Unit 6	418	4,500	Under Offer (To open '23)

■ Specification

The retail units are to be delivered to 'developer shell' specification, to include:

- Glazed aluminium shop front with double swing doors.
- Internal amenity block (not fitted out).
- External doors.
- Capped 3 phase, 69 KvA electrical supply.
- Water supply.
- Screed and insulation to floor.
- Walls to blockwork finish.
- Rear bin store.
- Signage zone above main shop front.

Floor plans and further details upon request.

■ Terms

Available by way of new effectively Full Repairing and Insuring leases, on lease terms to be agreed, subject to five yearly upward only rent reviews.

Rents upon application.

■ Service charge

There will be a service charge for maintenance of the structure and commercial parking areas, levied at an approximate initial figure of £1.25 psf per annum.

Further Information

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

■ Local business subsidy

Small Local Businesses employing five or fewer people that are interested in leasing retail units of 1,000 Sq. ft or less may qualify for a subsidised rent as part of the Staircasing Rental Scheme. Further details can be provided on request.

■ Rates

The subject units are yet to be assessed for rating purposes.

■ EPC

Draft EPC to be provided.

■ Legal costs

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