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AYLESBURY

1 The Crown Buildings, High Street

Location

The property occupies a prominent location on the High Street, adjacent to **Toni & Guy** and **Clinton Cards**. Nearby retailers include **The Carphone Warehouse** and **Marks & Spencers**.

Accommodation

The accommodation is arranged over ground, first and second floors comprising the following approximate dimensions and net internal areas:

Gross Frontage	32 ft	10.04m
Net Frontage	30 ft	9.17m
Ground	1,410 sq ft	131 m
First	893 sq ft	83 m
Second	576 sq ft	81 m

Lease

Subject to vacant possession the property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent review provisions.

Rent

£60,000 per annum exclusive of rates, service charge and VAT (if applicable).

Business Rates

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:



Rateable Value	£48,500
UBR 2009/2010	48.5p
Rates Payable	£23,522

We recommend interested parties verify this information via their own enquiries to the Local Rating Authority.

Legal Costs

Each party to bear their own legal costs incurred in connection with this transaction.

Viewing

Strictly by appointment via sole letting agents Knight Frank LLP:

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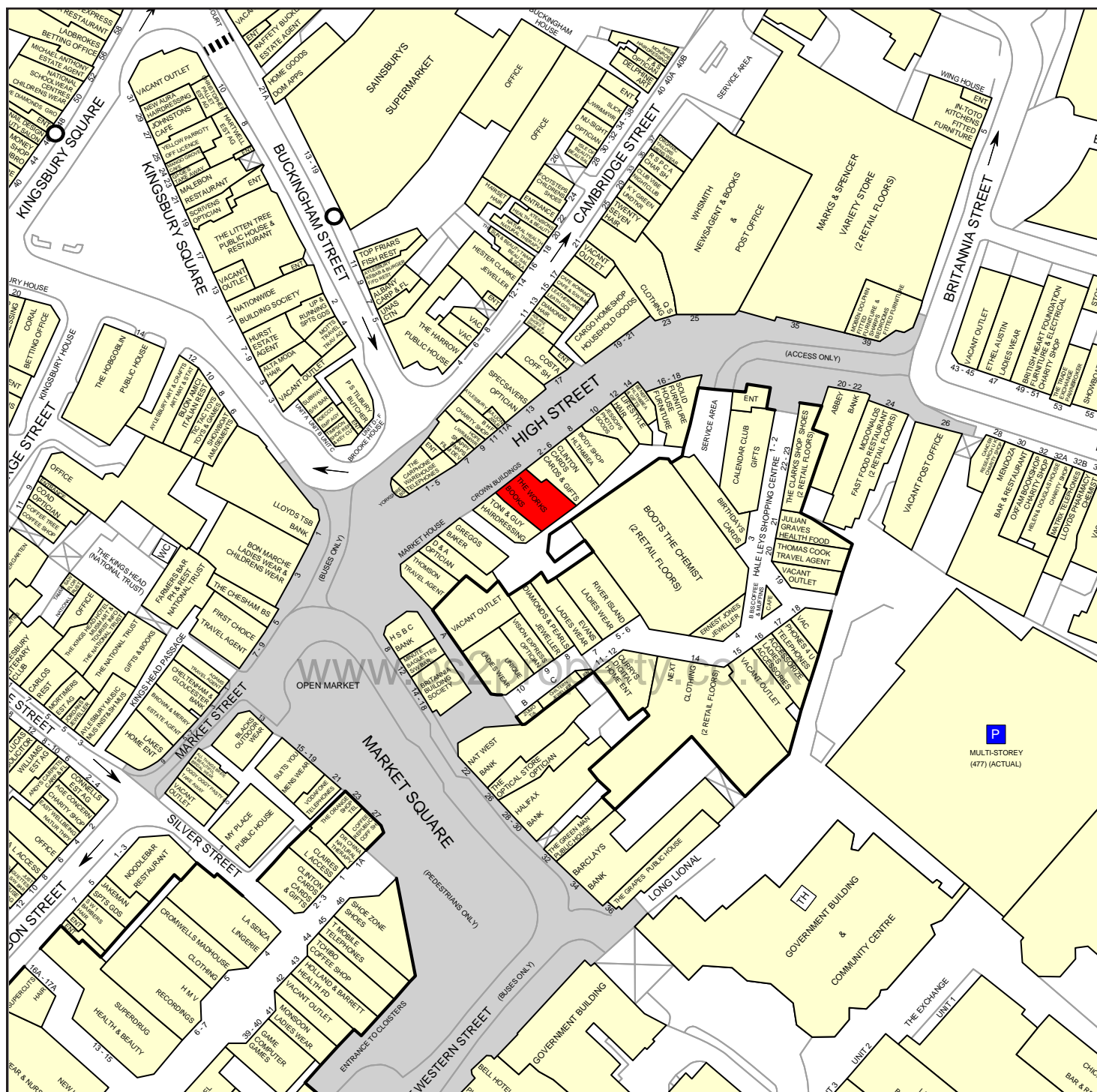
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Details and photo dated March 2009