

Commercial Shop To Let

7 Melrose Avenue, Bletchley, MK3 6PB

Description

Ground floor retail unit

Located

Situated within a parade of 8 shops at Melrose Avenue, Bletchley, Milton Keynes.

Other nearby retailers include Tesco, PHT Pharmacy, Hairdressers, Best One. Close to numerous successful independent traders and plenty of free parking areas both on the street and nearby.

Rent

£10,250 per annum

Size

Approx. 703sq ft (65.31m²)

Terms

The Premises will be offered on a 6 year term with upward only rent reviews and internal repairs.

Permitted Use

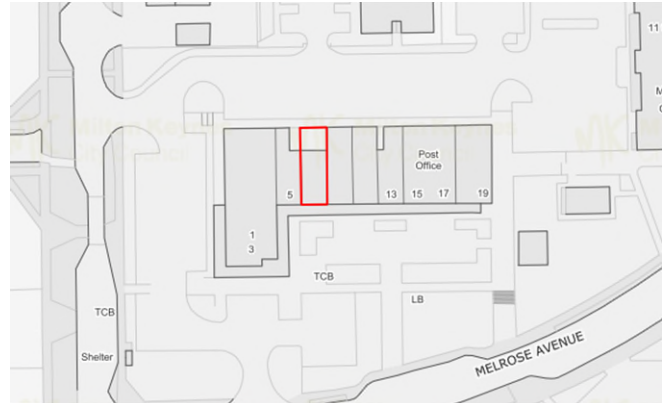
Currently class E(a) - Commercial, Business and Service - Display or retail sale of goods, other than hot food. Alternative uses can be explored subject to a Change of Use planning application.

Service Charge

None at present the Landlord reserves the right to review

Repairs

As an indication the Tenant to be responsible for internal repairs, repair to shop frontage and redecoration.



Other Information

Rent Deposit: Minimum deposit of three month's rent subject to status

Professional Costs: Incoming tenant responsible for the Landlords legal and surveying fees involved in this transaction.

Services: Electric, Water, Gas

Business Rates: It is understood the rateable value for the premises are £9,400 from April 23. Small Business Rates Relief may apply, please call MKCC Business rates 01908 691 691 for confirmation.

EPC can be download from

www.epcregister.com/searchReport.html

For more details or to arrange a viewing please contact

Karmil Bader on 01908 254721 or by email Karmil.bader@milton-keynes.gov.uk

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Value Added Tax: All figures quoted are exclusive of VAT. Value Added Tax may be payable on the rent or other charges and payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate professional advice.