

Commercial Shop To Let

13a St Marys Avenue, Bletchley, MK3 5DT

Description

Ground floor retail unit

Located

Situated within a parade of 10 shops at St Marys Avenue, Bletchley, Milton Keynes.

Other nearby independent retailers include a pharmacy, a convenience store, two takeaways and a tattoo parlour amongst others. A Co-op and Tesco is located within walking distance as well as Buckingham Road.

Rent

£7,500 per annum

Size

Approx. 424sq ft (39.40m²)

Terms

The Premises will be offered on a 6 year lease. With internal repairing obligations.

Permitted Use

Currently class E(a) - Commercial, Business and Service. Alternative uses can be explored subject to a Change of Use planning application. Please contact the Councils Planning 01908 691 691.

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 £6300 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

Misrepresentation Act. Milton Keynes Council as vendors of the property give notice that these particulars are set out as a general guide only and does not constitute an offer or contract. All details are given in good faith and believed to be correct; however, intending purchasers should not rely on them as statements or representations of facts and must satisfy themselves as to the correctness of each of them.

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.