

# Commercial Shop To Let

13a St Marys Avenue, Bletchley, Milton Keynes

## Description

Ground retail unit

## Located

Situated on St Marys Avenue, Bletchley, Milton Keynes.

Other nearby independent retailers include a Burger Joint, a Fish and Chips, Pharmacy, Blinds, a Convenience Store and a Tattoist.

## Size

Approx. 424 ft (39.39 m2)

## Terms

The Premises will be offered on a 6 year term with upward only rent reviews based on the RPI.

## Permitted Use

Currently class E . Alternative uses can be explored subject to a Change of Use planning application. Takeaway or Food use will not be permitted. Use for storage is an Alternative which will be explored.

## 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.

## Rent

£8,500 per annum



## 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 £6,300 and the rates payable are £3,143.70 p.a., Call MKC Business rates 01908 691 691 for confirmation.

EPC can be download from [here](#)

For more details or to arrange a viewing please contact

Karmil Bader on 01908 254721 or by email [Karmil.bader@milton-keynes.gov.uk](mailto:Karmil.bader@milton-keynes.gov.uk)

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