

Commercial Unit To Let

Unit 2, Ground Floor, Brooklands Health Centre, MK10 7LN

Description

Ground floor unit (Unit 2) - 44 Montague Crescent, Brooklands, Milton Keynes, MK10 7LN

Located

Situated on the ground floor of the Brooklands Health Centre in Broughton. The building as a whole is occupied by a GP Surgery, a dentists a pharmacy

Other nearby retailers include Lidl, Sainsburys, Costa at Broughton Gate amongst others. There are two schools in close proximity Walton High and Brooklands Farm Primary School.

Size

Approx. 835 sqft (77.57 sqm)

Terms

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

Permitted Use

Permitted Use – Cafe.

Storage or Office use are options.

Service Charge

Estimated 2024/25 £5,563 per annum plus vat.

Repairs

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

Rent

£20,875 per annum plus vat



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: Rateable Value £21,250. Rates Payable £10,604. 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. Viewings will be arranged after 25 November 2024.

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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.