




To Let

97 Newport Road, New Bradwell, Milton Keynes, MK13 0AJ

 £12,000 Per Annum

 401.26 Sq Ft / 37.28 Sq M

 The property comprises a ground floor retail unit located in New Bradwell, offered in shell condition and providing an open plan sales area ready for tenant fit-out. The premises also benefit from a separate area suitable for kitchen/preparation use together with WC facilities.

 The unit was previously operated as a café and is considered suitable for a variety of retail or café uses, subject to the necessary consents.





For further information
please contact:

01908 611408
73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB

97 Newport Road, New Bradwell, Milton Keynes, MK13 0AJ

Location

New Bradwell is situated to the North West of Milton Keynes. The area is fairly self contained offering a range of shops and pubs. Milton Keynes is one of the fastest growing urban areas in the United Kingdom and has become established as a major centre for industry and commerce. Milton Keynes is situated approximately 55 miles north of London and 70 miles south of Birmingham. Mainline railway services are available from Milton Keynes Central to London Euston Birmingham and beyond.

Terms & Tenure

The premises are to be let on new terms at a rental of £12,000 per annum exclusive.

Accommodation

Retail Area:	341.74 sq ft	31.75 sq m
Kitchen:	59.52 sq ft	5.53 sq m
Total:	401.26 sq ft	37.28 sq m

Rates

Rateable Value £5,200. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Simon Webber simon.webber@stimpsonseves.co.uk

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