

396-398

Midsummer Boulevard

CBXII MK9 2EA

PRIME RESTAURANT

TO LET

Ground Floor

3,242 sq ft (301 sq m)

Basement

1,529 sq ft (142 sq m)

Lower Basement

767 sq ft (71 sq m)

- Formerly Pizza Express
- Current Use Class E (Restaurant)
- South facing courtyard with outside seating

Prominent location between
The Hub & thecentre:MK

Milton Keynes



IN GOOD COMPANY

ALL·BAR·ONE



las
IGUANAS

Turtle Bay
Caribbean social

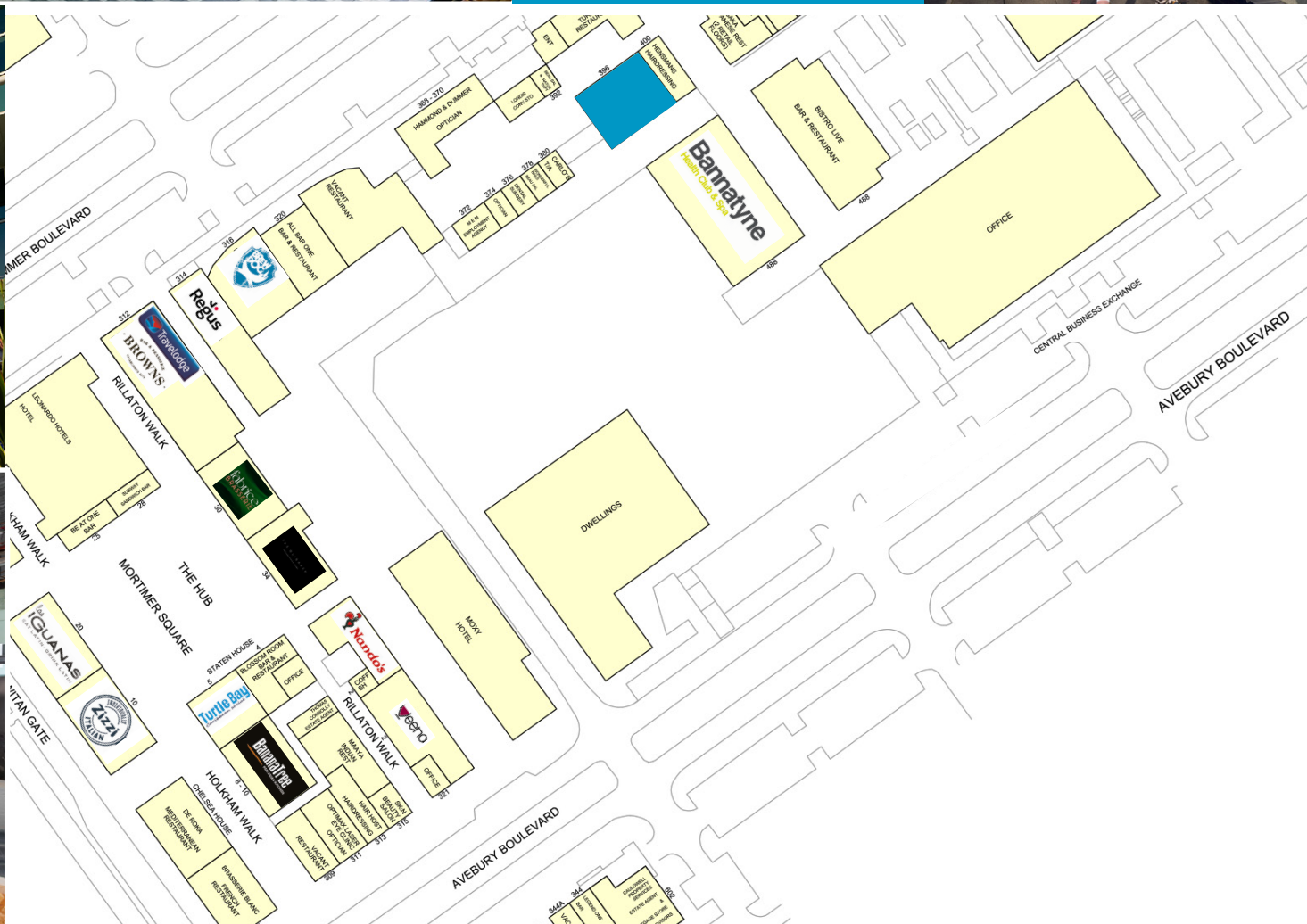
BAR & BRASSERIE
· BROWNS ·
ESTABLISHED 1973



AT THE HEART OF CENTRAL MILTON KEYNES THE LEADING VENUE FOR EATING OUT

Adjacent to The Hub comprising a vibrant restaurant, cafe, hotel and retail quarter.

Close to thecentre:mk, the UK's 5th largest shopping centre and with over 27,000 workers in the immediate area and major office occupiers within 5 minutes' walk include Network Rail and Santander Head Offices.





Previously Pizza Express the accommodation is on two floors and currently consists of a ground floor restaurant, lower ground floor restaurant and lower ground floor office and storage.

There is an attractive south facing courtyard with outside seating shared with Holiday Inn.

Terms

The property is available to let on a new lease for a term of years to be agreed. Rent and terms on application.

Rates

All interested parties should contact Milton Keynes Council with regards to the business rates liability for the property.

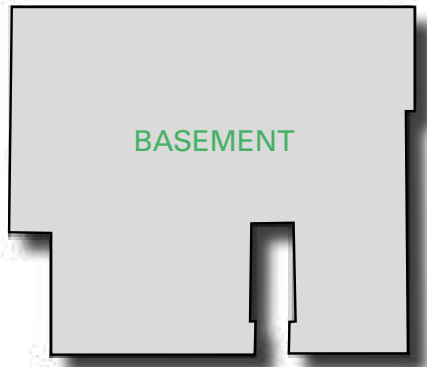
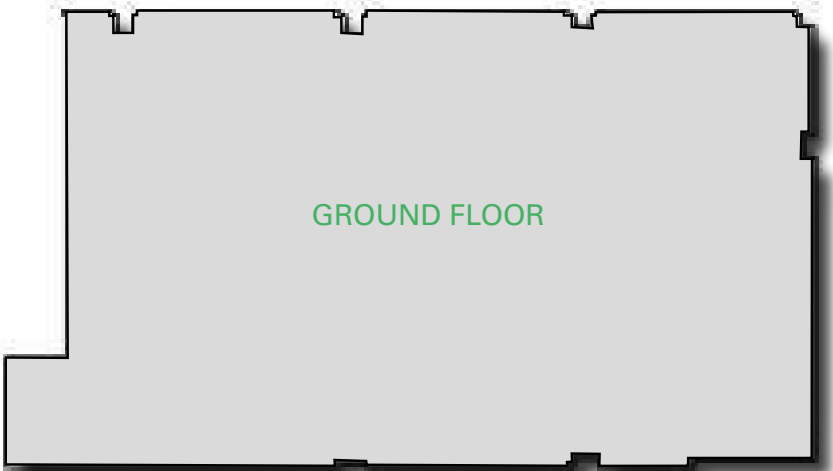
Legal Costs

Each party to bear their own legal costs incurred in the transaction.

ACCOMMODATION

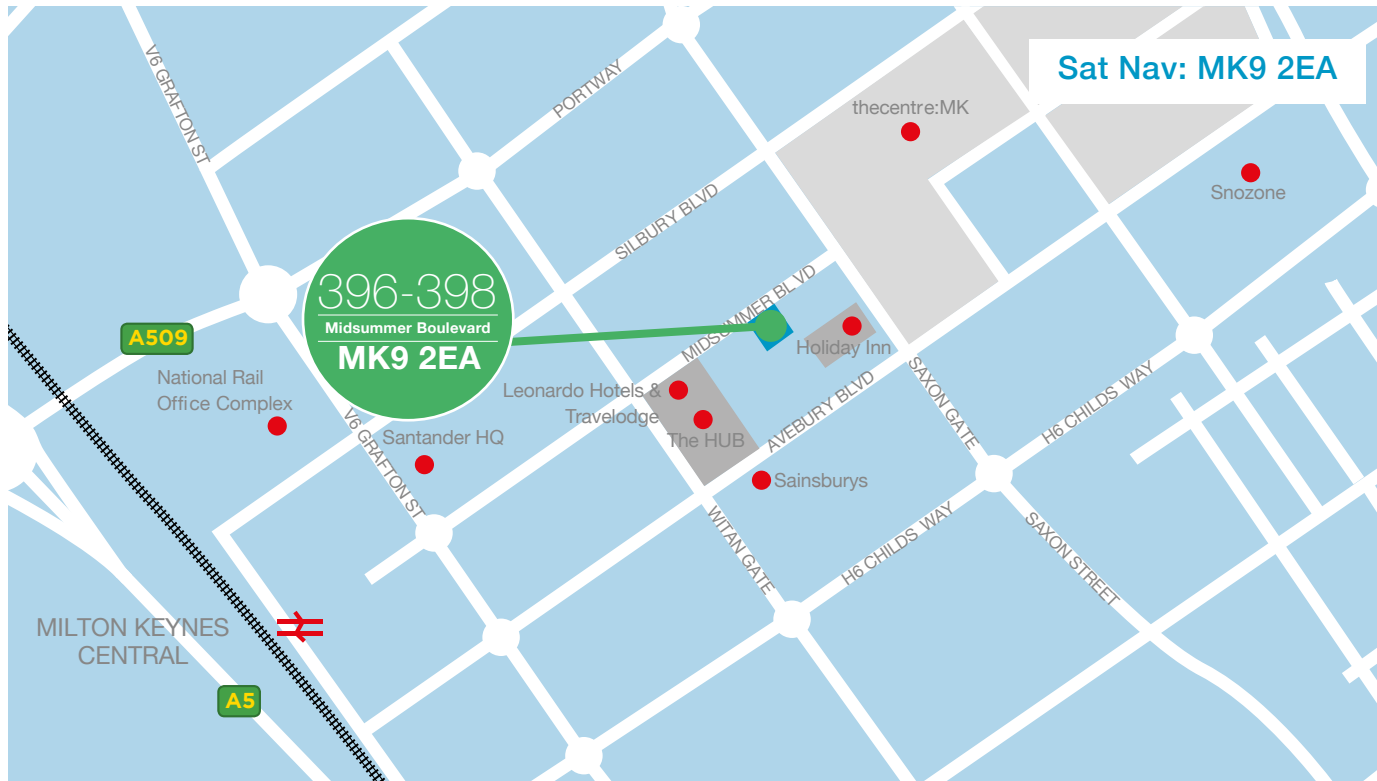
| Floor | Sq ft | Sq m |
|----------------|--------------|--------------|
| Ground | 3,242 | 301.2 |
| Basement | 1,529 | 142.0 |
| Lower Basement | 767 | 71.3 |
| Total | 5,538 | 514.5 |

There is ample parking in the area which is free Monday to Saturday after 6pm and all day Sunday



MILTON KEYNES IS ONE OF THE UK'S TOP FIVE FASTEST GROWING CENTRES WITH A YOUNG POPULATION AND THRIVING UNIVERSITIES

Midsummer Boulevard provides the main link between Milton Keynes Central Station (10 minute walk), the Central Business District and the Shopping Centres.



Milton Keynes is served by excellent road communications located between junctions 13 and 14 of the M1 motorway with the A5 trunk road situated immediately to the west of the centre.



Rail services are available from Milton Keynes Central which serves many destinations directly including London Euston (35 minutes), Birmingham New Street (45 minutes) and Manchester Piccadilly (1 hour 48 minutes).



London Luton Airport is located approximately 19.5 miles to the south east of Milton Keynes. In 2018 over 16.5 million passengers passed through the airport.

Viewings

For further information or to view contact:



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