



PRIME COMMERCIAL UNIT | TO LET | ADJACENT TO BURGER KING

UNIT B2 STADIUM WAY WEST BLETCHLEY MILTON KEYNES MK1 1ET

bf
brasier freeth

STADIUM WAY WEST
BLETCHLEY
MILTON KEYNES
MK1 1ET

Retail Opportunity
TO LET

DESCRIPTION

It comprises a two-storey commercial unit, arranged over ground and first floor levels, in the same block as the Burger King Drive Thru premises. It is vacant in a shell condition and benefits from its own glazed shopfront, capped off services and access from the shared surface park.

ACCOMMODATION

The unit provides the following areas:-

	Sq.m	Sq.ft
Ground - Non Drive Thru Unit	90.49	974
First Floor	162.86	1,753
Total	253.35	2,727

RESTRICTIONS ON TITLE

The landlord is unable to consider burger, chicken and coffee operators due to Burger King, KFC and Costa Coffee already trading nearby.



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LEASE

The unit is available on a new full repairing and insuring lease to be granted outside of the Landlord and Tenant Act 1954 security of tenure provisions, on terms to be agreed.

RENT

£70,000 per annum exclusive.

VAT is applicable.

SERVICE CHARGE

This is estimated to be £3,675 per annum for the current financial year. Full details on request.

EPC

The EPC rating is A 14.

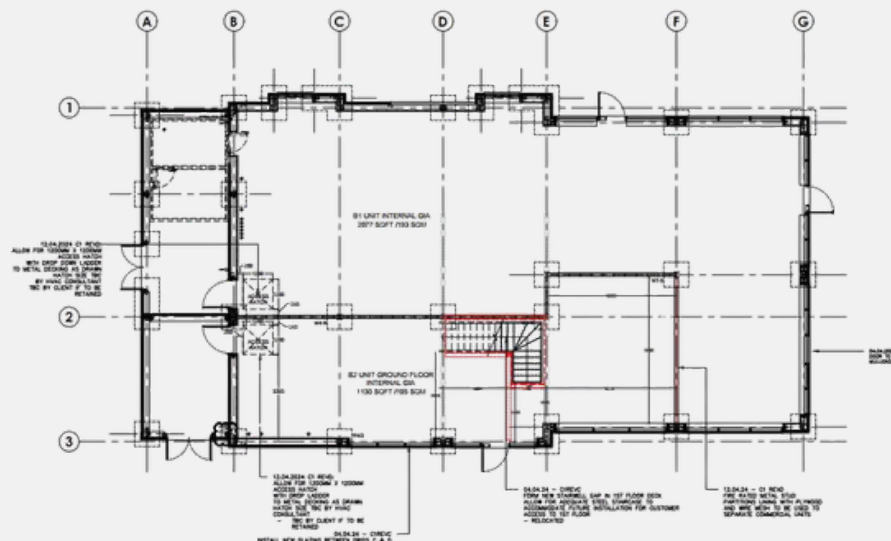
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £143,000. For rates payable please refer to the Local Charging Authority, Milton Keynes City Council - 01908 253794

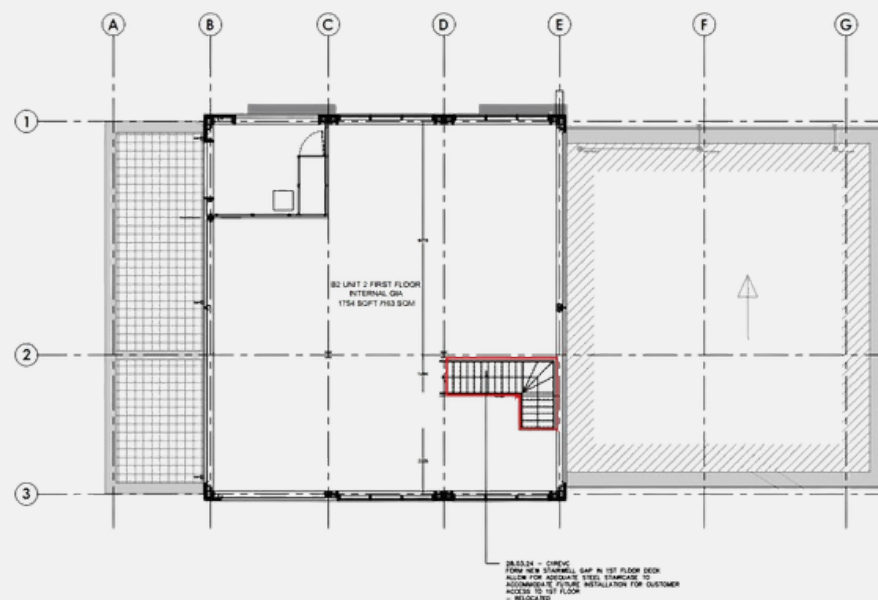
LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

Ground Floor



First Floor



Mark Poyner

07803 234866

mark.poyner@brasierfreeth.com

Or our joint agent Four Prop:

Anthony Williams, 07946 449095

anthony@fourprop.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

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