

MAX HEIGHT 2.6m

# UNIT A2 STADIUM WAY WEST BLETCHLEY MILTON KEYNES

MK1 1ET

**bf.**

[brasierfreeth.com](http://brasierfreeth.com)

*Prime Commercial Unit - To Let*

*Adjacent to Costa Coffee*

# STADIUM WAY WEST BLETCHLEY MILTON KEYNES

MK1 1ET

Retail Opportunity

TO LET

## KEY DETAILS

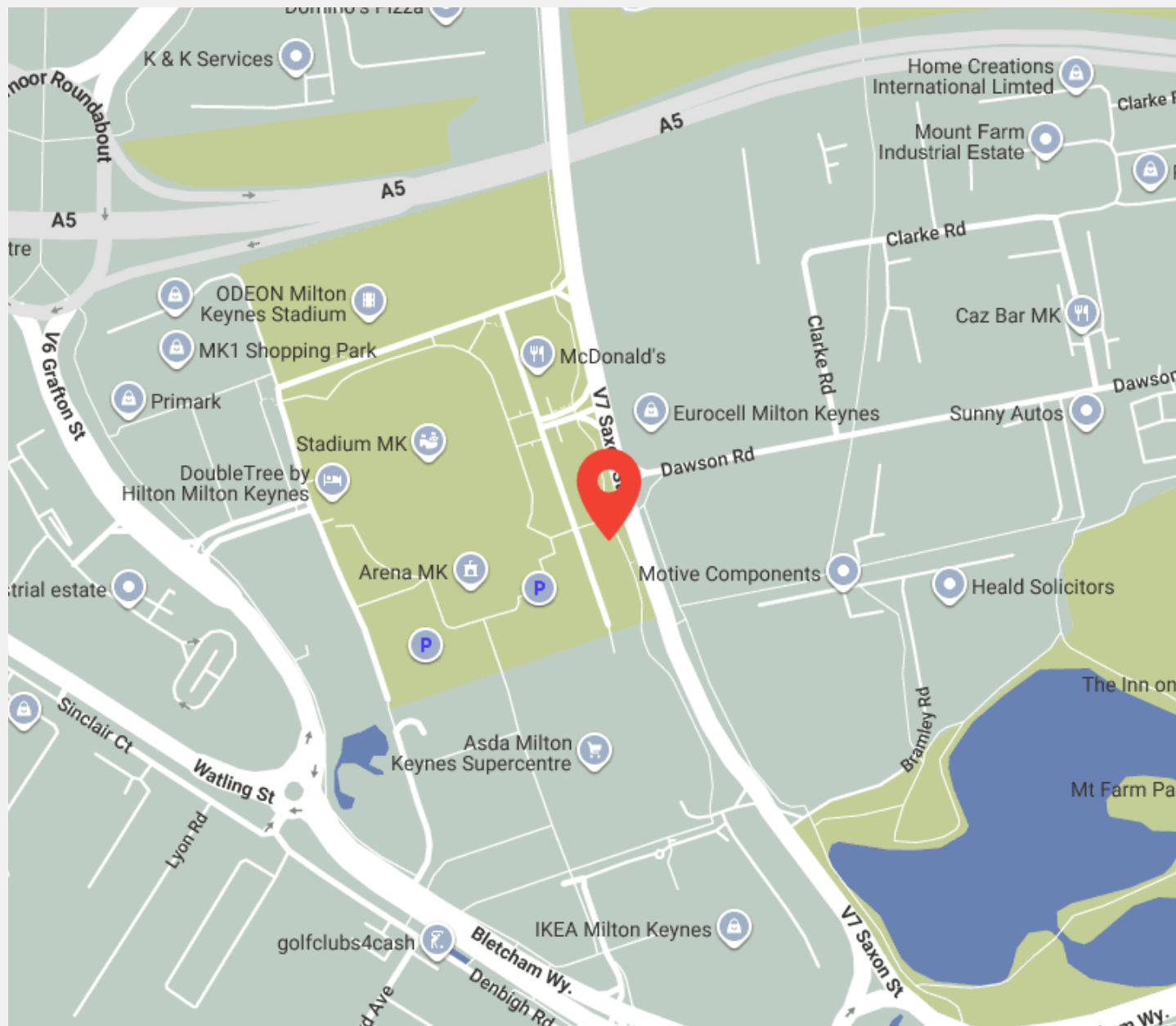
- Prime Regional Shopping/Leisure Park Destination
- Adjacent to Stadium MK
- Adjacent to Asda
- MK1 Shopping Park – Anchored by M&S and Primark
- MK1 Leisure Park – Anchored by Odeon MK
- F&B operators nearby include Costa, Burger King, KFC, and McDonalds
- Suitable for a variety of retail, catering and leisure uses

## LOCATION

The opportunity is in a major retail/leisure destination to the south of Central Milton Keynes, close to the A5, in a run of four out of town catering blocks which includes Burger King, KFC, and McDonalds. The vacant unit is situated in Block A, adjacent to Costa Coffee, close to Stadium MK and Asda. Stadium MK (with a capacity of circa 30,000) is home to Milton Keynes Dons FC.

MK1 Shopping/Leisure Parks are located just to the north and provides a mixture of retail, catering, and leisure units anchored by Primark, M&S and Odeon with surface car parking. Other occupiers include Next, H&M, Next, JD, Nando's, Pizza Express and Wagamama amongst others.

IKEA Milton Keynes is located to the south, just beyond Asda.



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## DESCRIPTION

It comprises a two-storey commercial unit, arranged over ground and first floor levels, in the same block as the Costa 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	139.35	1,500
First Floor	180.51	1,943
<b>Total</b>	<b>319.86</b>	<b>3,443</b>

## 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

£90,000 per annum exclusive.

VAT is applicable.

## SERVICE CHARGE

This is estimated to be £4,650 per annum for the current financial year. Full details on request.

## EPC

The EPC rating is A 14.

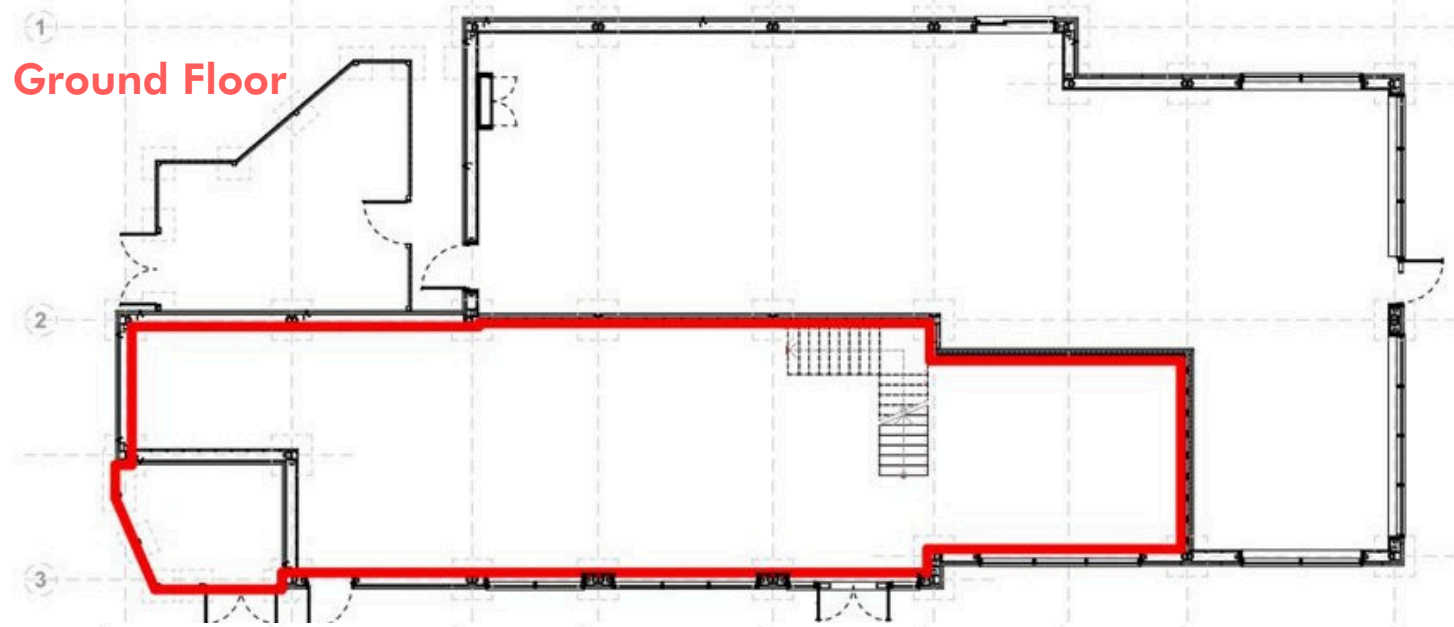
## BUSINESS RATES

The rateable value is to be assessed.

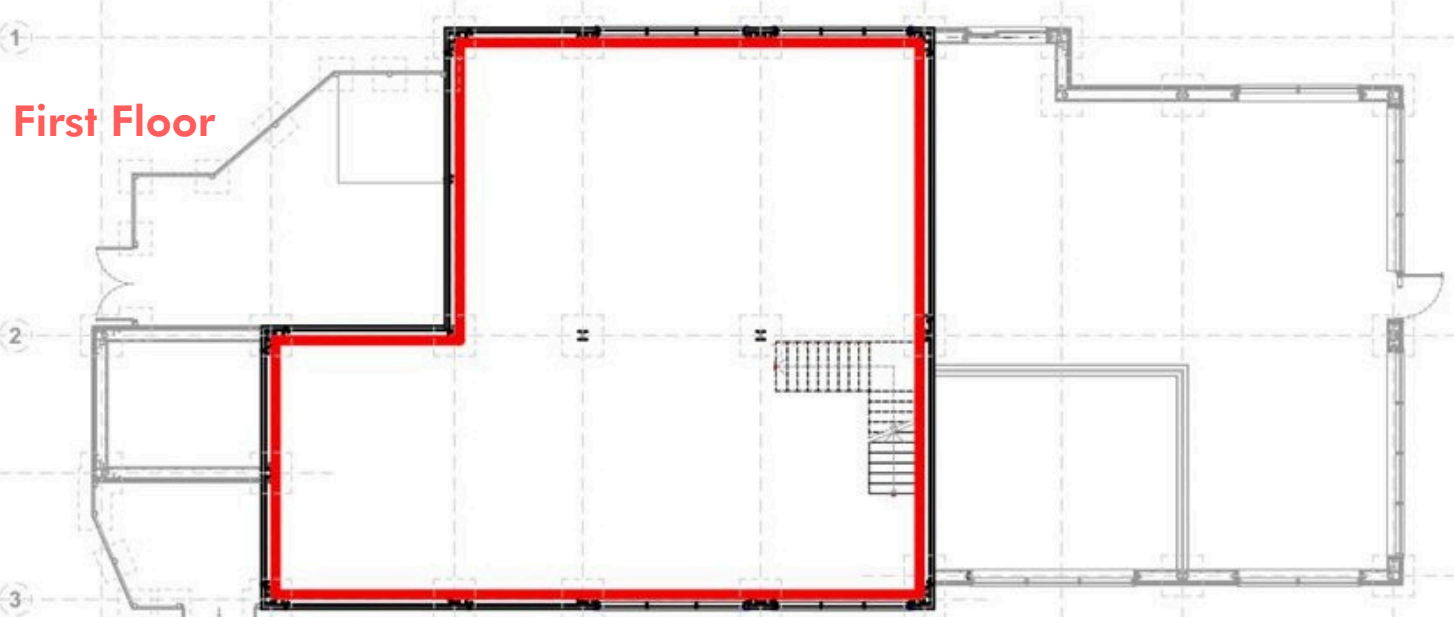
## LEGAL COSTS

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

### Ground Floor



### First Floor



*Mark Poyner*

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*Or our joint agent Four Prop:*

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