

PRIME COMMERCIAL UNIT - TO LET. ADJACENT TO COSTA COFFEE

UNIT A2 STADIUM WAY WEST BLETCHLEY MILTON KEYNES MK1 1ET

bf
brasier freeth

MAX HEIGHT 2.6m



STADIUM WAY WEST BLETCHLEY MILTON KEYNES

MK1 1ET

Retail Opportunity
TO LET

KEY DETAILS

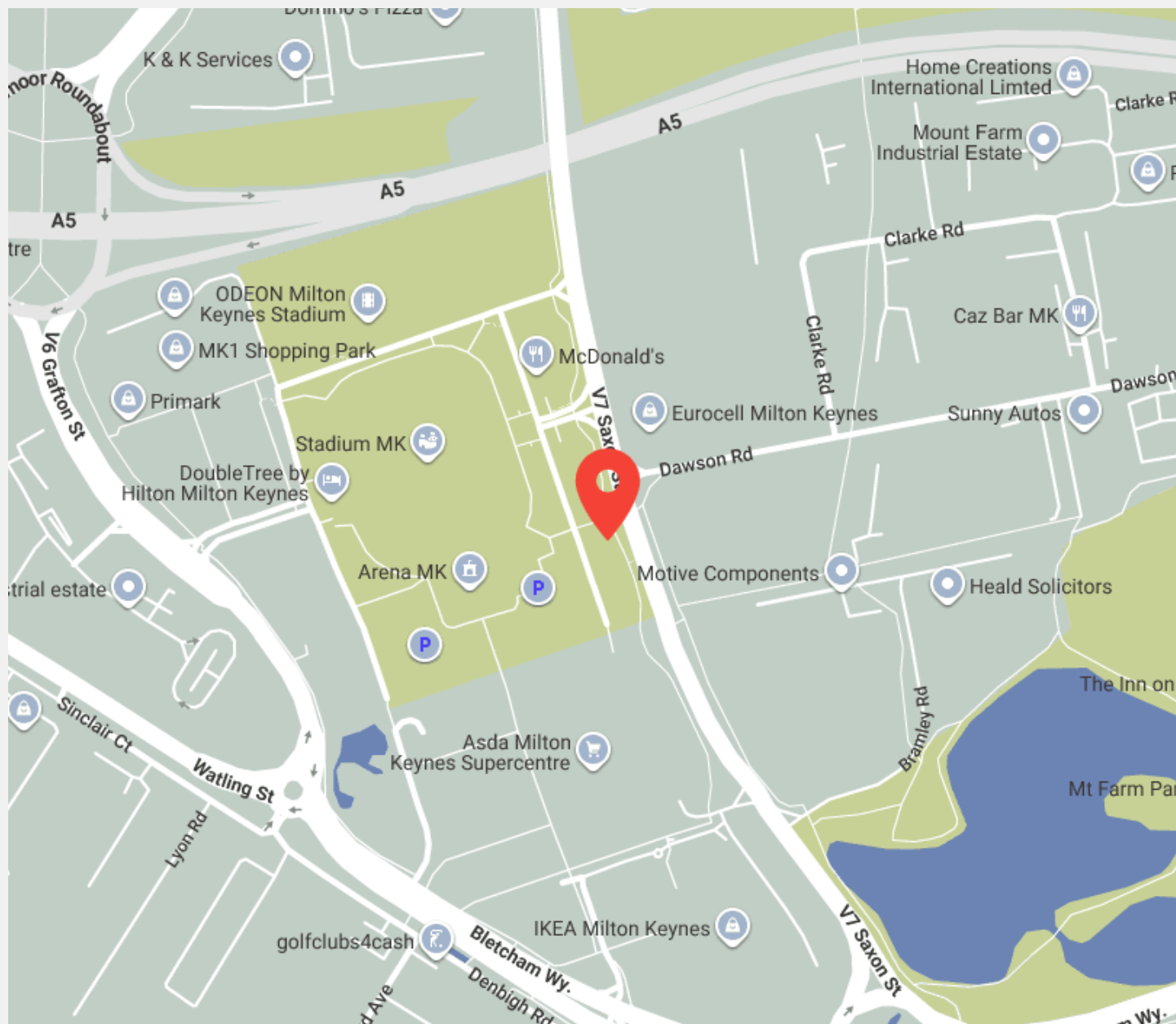
- Prime Regional Shopping/Leisure Park Destination
- Adjacent to Stadium MK
- Adjacent to Asda
- MK1 Shopping Park – Anchored by M&S and Primark
- MK1 Leisure Park – Anchored by Odeon MK
- F&B operators nearby include Costa, Burger King, KFC, and McDonalds
- Suitable for a variety of retail, catering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



STADIUM WAY WEST BLETCHLEY MILTON KEYNES MK1 1ET

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
Total	319.86	3,443

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.

Retail Opportunity
TO LET



STADIUM WAY WEST BLETCHLEY MILTON KEYNES MK1 1ET

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.

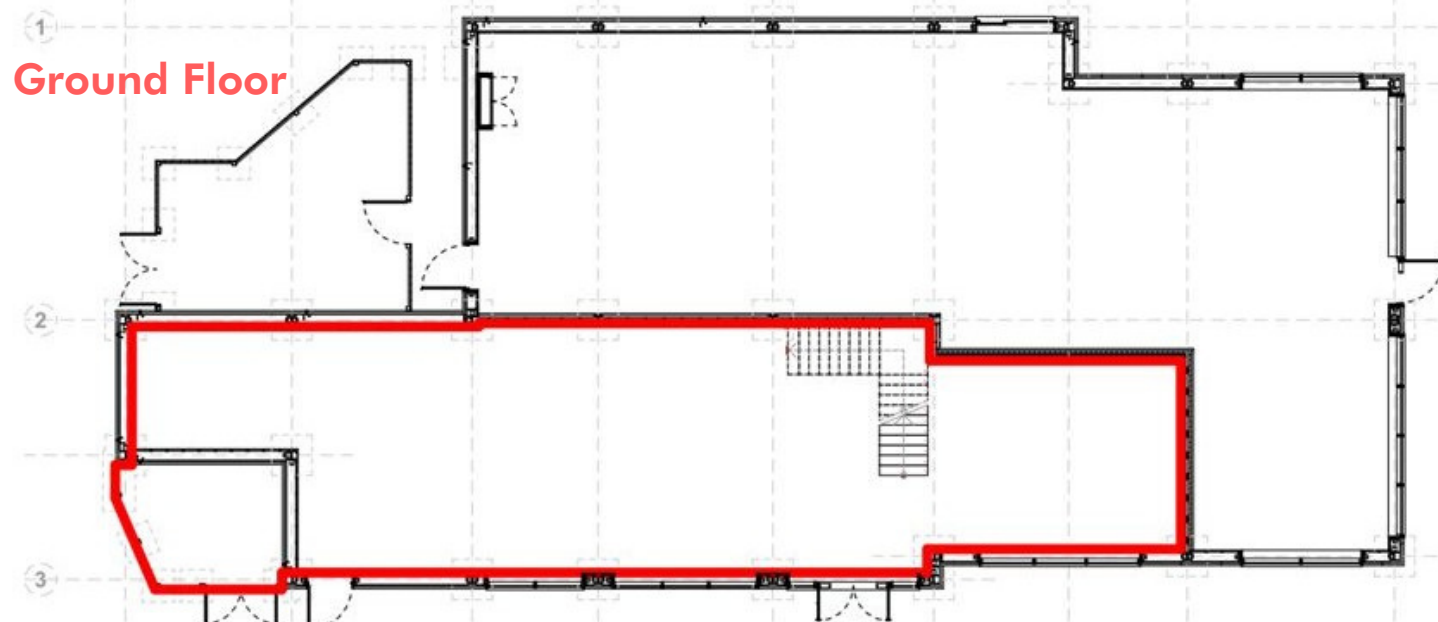
BUSINESS RATES

The rateable value is to be assessed.

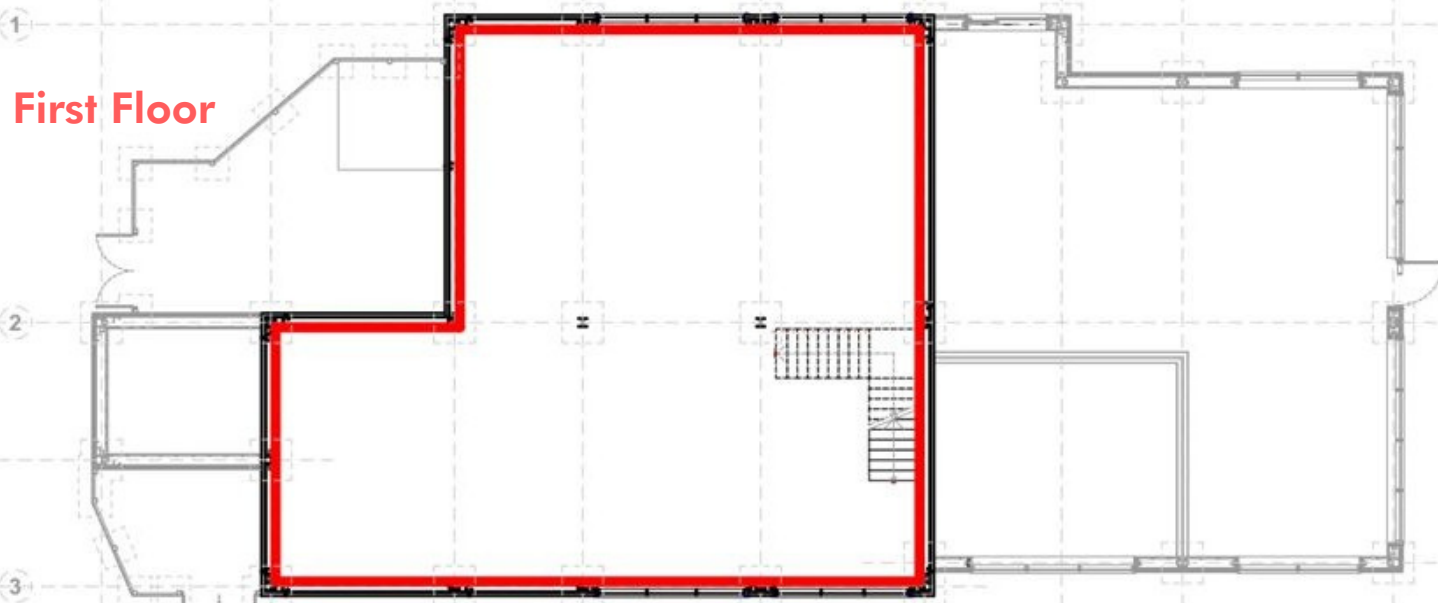
LEGAL COSTS

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

Ground Floor



First Floor



Mark Poyner

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.

brasierfreeth.com