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9 KINGSTON WALK
KINGSTON CENTRE
MILTON KEYNES MK10 0BA

Lucie Green
Bridal Boutique

Wargames Workshop

TESCO
extra

The
CAFE

The
CAFE

Iced.

COFFEE AT ITS *finest*[®]

KISS MICHIGAN...\$2.55
 KISS FLAT WHITE...\$2.15
 KISS CAPPUCINO...\$2.40

Breakfast

```
TIME 0H00 BNRGAATFZF 000-0000  
TIME 0000ZBNRGT 00-0000  
TIME 0700ZB NRGAAATFZF @ 00-0000  
TIME 0800ZBNRGAATFZF @ 00-0000  
TIME 0900ZB NRGAAATFZF 0000 00-0000
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BACON & MAPLE GLAZED WAFFLES 10 min
SHRIMP & STILT SOSS 10 min
POULD BEANS ON TOAST 10 min
GRANDMA'S HOT ON TOAST 10 min

BRANDSTADT BAPS
 Park Avenue Hotel
 Zurich, CH-8001
 Hauptstrasse 111, 1st floor

BRANDSTADT

Coffee & Drinks

[illegible]

Sweet.

The Café

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Retail Opportunity
TO LET

DESCRIPTION

The premises comprise well-proportioned, rectangular, ground floor only unit currently trading as a Tesco Café, who plan to vacate in October. The premises are fitted out with customer seating area to front, with open plan customer area to front, together with rear ancillary area with side door providing access to an external service yard.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Internal Width	11.90 m	38 ft 9 ins
Sales Depth	18.38 m	60 ft 4 ins
Built Depth	22.05 m	72 ft 4 ins
Sales Area	217.07 Sq.m	2,337 Sq.ft
Rear Ancillary	43.67 Sq.m	470 Sq.ft
TOTAL AREA	260.74 Sq.m	2,807 Sq.ft



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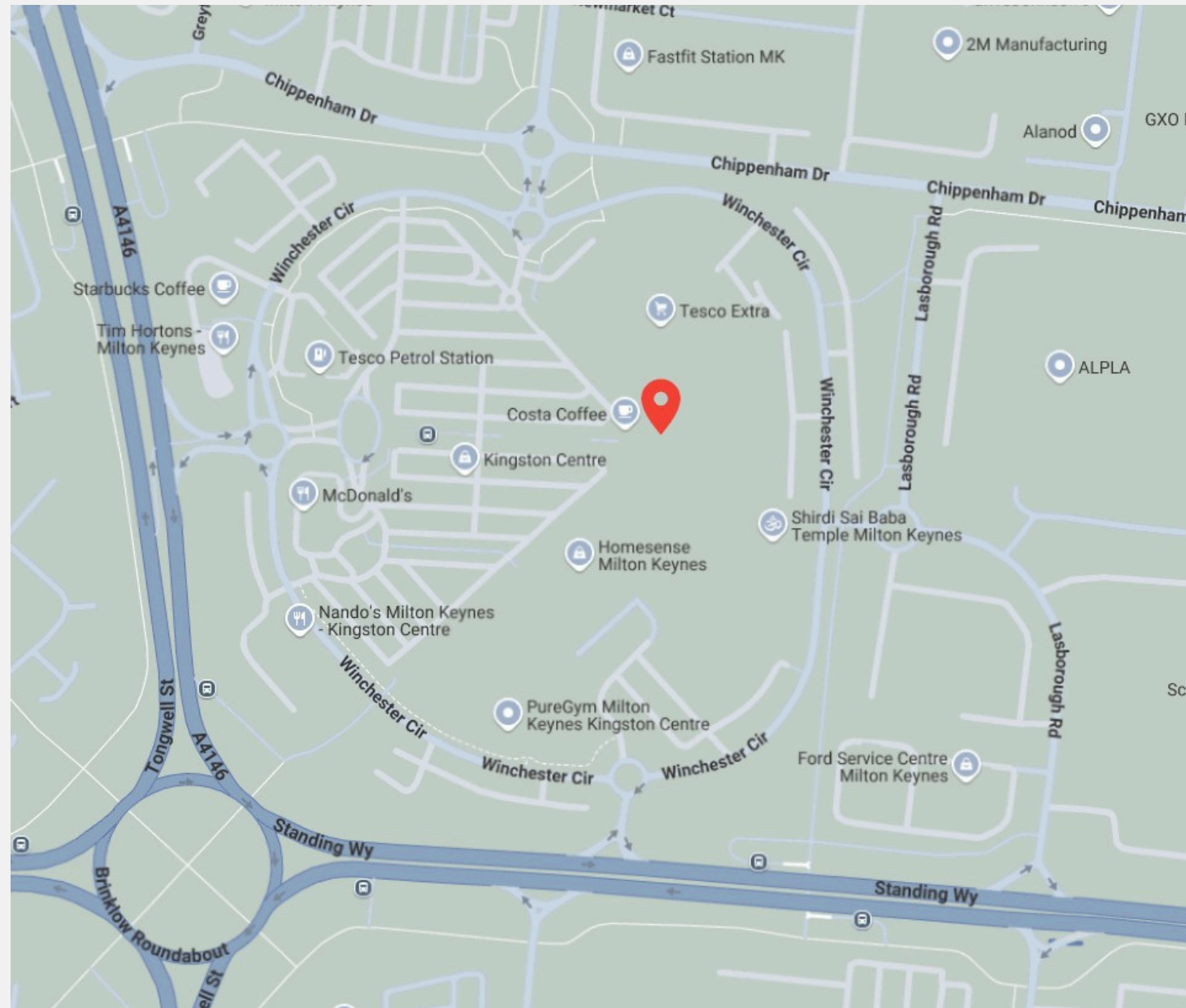
LOCATION

The Kington Centre is a retail park and covered shopping mall, close to junctions 13 & 14 of the M1 and enjoying approximately 10 million visitors annually. It is anchored by a 185,000 Sq.ft Tesco Extra Store and provides 1,214 customer parking spaces.

The subject unit occupies a position within a shopping mall providing access to the Tesco store from the main car park, with other nearby occupiers including Boots Opticians, Greggs and Costa. See attached Goad extract for further information.

TERMS

Available by way of a new EFRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews and to be outside the security of tenure provisions of the L&T Act.



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SERVICE CHARGE

The service charge estimate for the current period is approximately £11,107.

EPC

Further details available upon request. B 44.

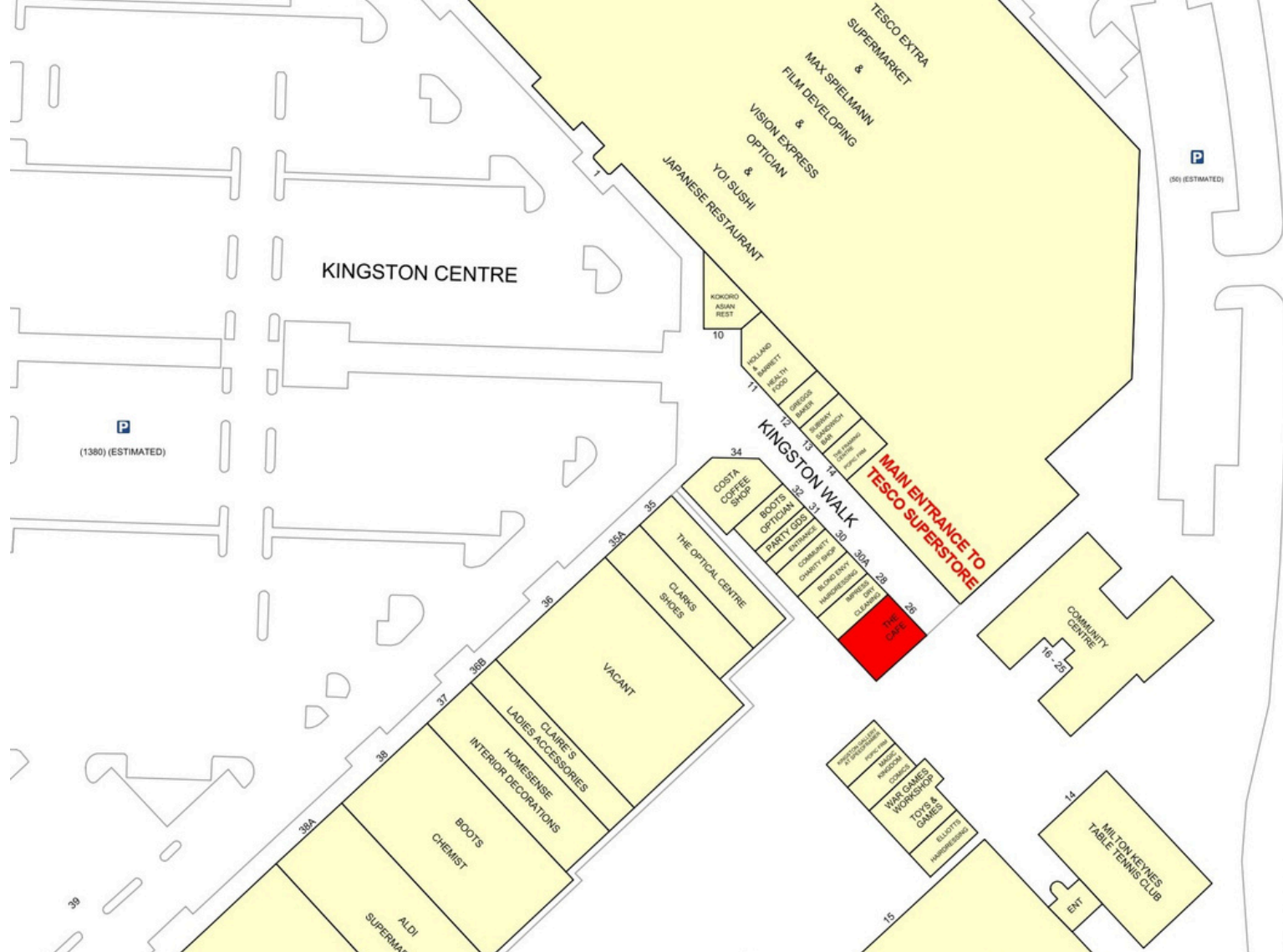
RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £22,750.

For rates payable please refer to the Local Charging Authority, Milton Keynes Council - 01908 691691.

LEGAL COSTS

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



CONTACT

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