

*Back Available Due to Abortive Negotiations*

# 9 KINGSTON WALK KINGSTON CENTRE MILTON KEYNES

MK10 0BA

**bf**

brasierfreeth.com

*Opposite Tesco Extra in Busy Indoor Mall  
Suitable for Retail or Restaurant Use*

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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 Kingston 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 Good 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.



