

Commercial Shop To Let

19 St Marys Avenue, Bletchley, Milton Keynes

Description

Ground retail unit

Located

Situated on St Marys Avenue, Bletchley, Milton Keynes.

Other nearby independent retailers include a Burger Joint, a Fish and Chips, Pharmacy, Blinds, a Convenience Store and a Tattoist.

Size

Approx. 525 sqft (48.78 sqm)

Terms

The Premises will be offered on a 6 year term with upward only rent reviews based on the RPI.

Permitted Use

Currently class E . Alternative uses can be explored subject to a Change of Use planning application. Food use will not be permitted. Use for storage is an alternative which will be explored.

Service Charge

None at present the Landlord reserves the right to review

Repairs

As an indication the Tenant to be responsible for internal repairs, repair to shop frontage and redecoration.

Rent

£10,500 per annum



Other Information

Rent Deposit: Minimum deposit of three month's rent subject to status

Professional Costs: Incoming tenant responsible for the Landlords legal and surveying fees involved in this transaction.

Services: Electric, Water, Gas

Business Rates: It is understood the rateable value for the premises are £10,750 and the rates payable are £5,364.25 p.a., Call MKC Business rates 01908 691 691 for confirmation.

EPC can be download from [here](#)

For more details or to arrange a viewing please contact

Karmil Bader on 01908 254721 or by email Karmil.bader@milton-keynes.gov.uk

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Value Added Tax: All figures quoted are exclusive of VAT. Value Added Tax may be payable on the rent or other charges and payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate professional advice.