

TO LET

RETAIL UNIT

746 sq.ft

(214.4 sq.m)



M UNIT 1

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Egerton Gate,
Shenley Brook End,
Milton Keynes
MK5 7HH

Occupiers Include

TESCO
express

DESCRIPTION

Unit 1 is situated within Egerton Gate, a well-established neighbourhood retail centre in the affluent Shenley Brook End area of Milton Keynes with ample parking. The unit would be suitable for takeaway use. The centre is anchored by a Tesco Express and other retailers include Arcana Salon and a public house on site.

Milton Keynes town centre lies a short distance to the east, offering extensive retail, leisure and employment provision, while the area benefits from excellent connectivity via the town's established grid road network and easy access to the A5 and M1, providing links to the wider region.

AREA

746 sq.ft (69.3 sq.m)

RENT

£30,000 per annum

RATES

Rateable Value: £20,250 per annum + VAT

SERVICE CHARGE & INSURANCE

Service Charge: TBC

Insurance: TBC

SERVICES

The unit has electricity connected.

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

**6**

Retail Units On-Site

**746 sq.ft**

Unit Size

**What Three Words**

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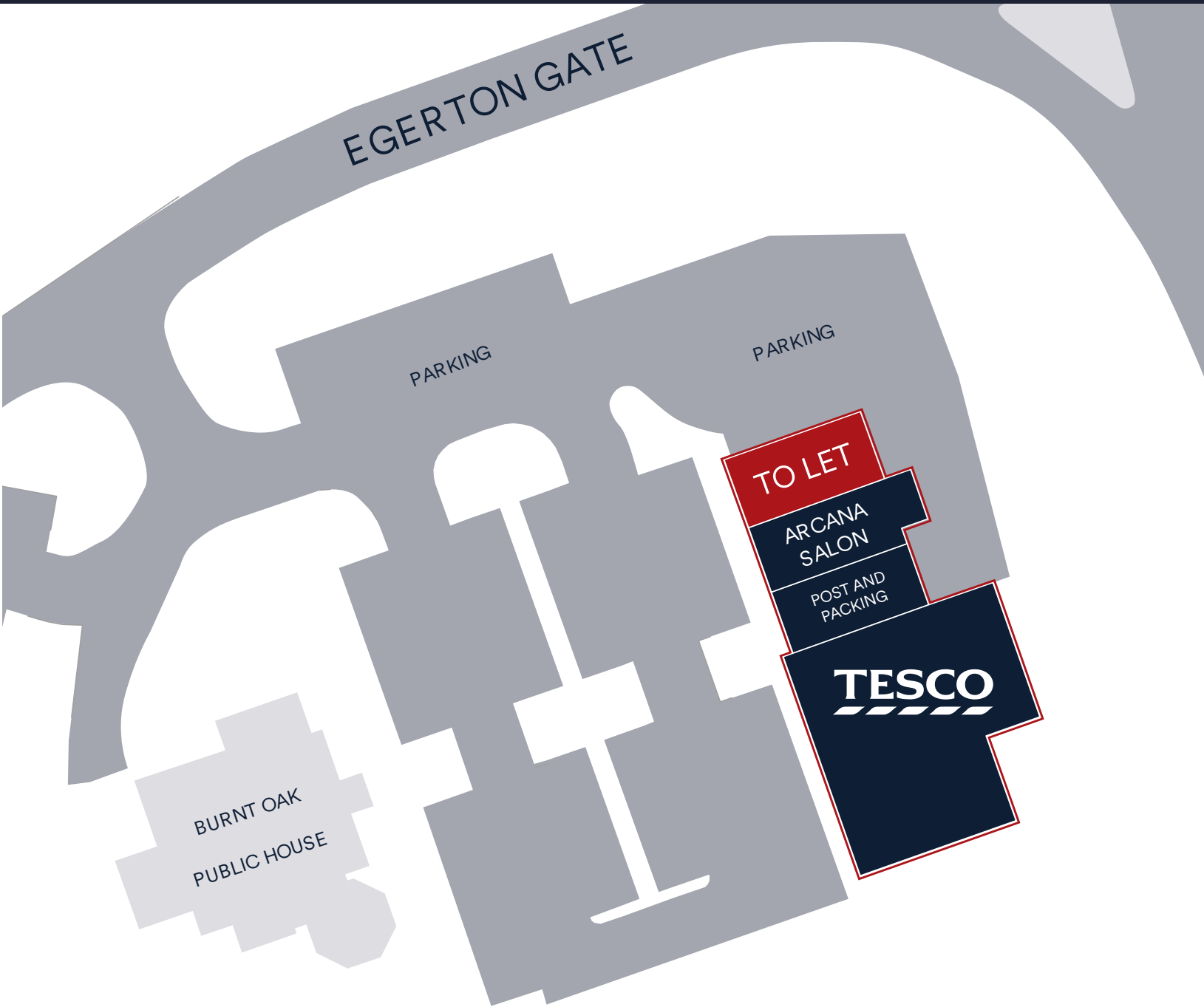


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Viewing
Strictly via prior appointment with
the appointed agent:



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