FOUR PROP
020 7459 4806
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Prime Unit to Let adjacent to Costa Coffee and Stadium MK

Unit A2 Stadium Way West, Bletchley, Milton Keynes, MK1 1ET

Suitable for a variety of uses including: Restaurant / Takeaway







- Adjacent to Stadium MK, MK1 Shopping Park and ASDA
- Retailers nearby include: M&S, Primark, Next, JD to name but a few
- F&B operators nearby include: Burger King, Costa, KFC, McDonald's
- MK1 Leisure Park is nearby and tenants include: Wagamama, TGI's, Nandos, Pizza Express and an Odeon Cinema
- Surrounded by Retail, Showroom, Residential and Industrial in the immediate vicinity.

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LOCATION

The opportunity is adjacent to Stadium MK and MK1 Shopping & Leisure Park which is prominently located in one of the region's prime retail and leisure areas. Situated next to Stadium MK, home of Milton Keynes Dons Football Club, the opportunity forms part of a major regional retail and leisure destination with an IKEA superstore and Asda nearby. Other nearby operators include M&S, Next, Primark and JD while the nearby leisure park is home to an ODEON IMAX cinema and restaurants, including Wagamama, Nando's, TGI Fridays and Pizza Express.

The site is located to the south of central Milton Keynes. The nearby roundabout intersection of the A5 dual carriageway which offers fast, easy access to the town centre and surrounding region.

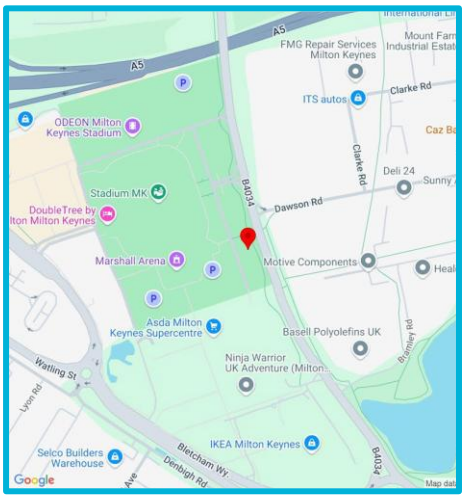
DESCRIPTION

The proposed unit comprises a 2 storey drive too unit adjacent to Costa Coffee. The unit comprises Ground and First Floor benefitting from a glazed shopfront, shell condition with capped off services and comprises the following areas:

Ground Floor	139.35 sq m	1,500 sq ft
First Floor	180.51 sq m	1,943 sq ft

LEASE

The property is to be made available on a new full repairing and insuring lease outside the Landlord and Tenant Act 1954 security of tenure provisions.



RENT

On Application

SERVICE CHARGE

Estimated at £4,650 for the current financial year.

RESTRICTION ON TITLE

The landlord will prohibit burger operators due to Burger King, and Coffee operators due to Costa.

RATES

To Be Assessed.

Interested parties are advised to liaise with the local charging authority (Milton Keynes Council – 01908 691 691) for verification purposes.

EPC

The EPC rating is A (14).

A full copy of the EPC is available on request.

VIEWING

Strictly through joint agents:

Anthony Williams
Tel: 020 7459 4806
Email: anthony@fourprop.co.uk

Mark Poyner
Tel: 07803 234866
Email: mark.poyner@brasierfreeth.com



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