



Milton Keynes Central Station

# TO LET - 2 RETAIL UNITS

Milton Keynes Central Station  
MK9 1LA

**New business opportunity has arisen at Milton Keynes Central Station for a retail use subject to vacant possession.**

**Location:**

Milton Keynes Central Station is located in the heart of Milton Keynes Town Centre within a short distance to Midsummer Boulevard linking to the centre:mk Shopping Centre.

The two adjacent retail units are located within the main concourse close to the entrance from Elder Gate and can be let together or separately.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 6,935,904 for 2019/2020.

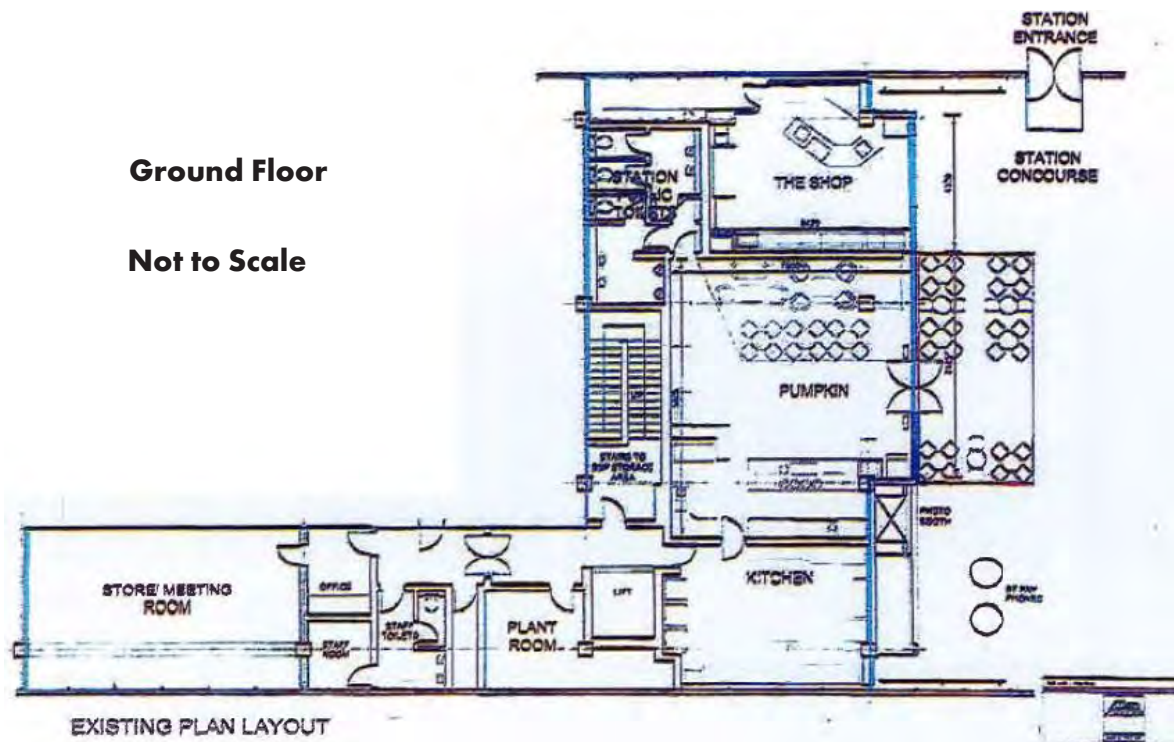
## 6.9m +

Annual station footfall\*

ADVANCE  VENTURES



Operated by West Midlands Trains



## Ground Floor

Not to Scale

### Retail Property To Let

#### Property:

The premises comprise two adjacent retail units with the following net internal floor areas:

#### Unit 1 (adjacent Station entrance):

Ground Floor: 14.71 sq.m. 449 sq. ft.

#### Unit 2:

Ground Floor: 155.25 sq.m. 1,671 sq. ft.

#### Rates Services & Insurance:

Rateable Value Shop 1: £10,250.

Rateable Value Shop 2: tbc.

Interested parties are advised to make enquiries to the local authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

#### Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

#### Costs:

The ingoing occupier will be responsible for all the Landlord, Intermediate Landlord and Superior Landlord legal and professional fees.

#### EPC:



**For further details relating to this property, please contact:**

**Stuart Kiddie**

Portfolio Manager

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