

Shop To Let

Milton Keynes Unit 1/2 Elder Gate

Due To Abortive Negotiations

Location

The subject premises is situated within a prime trading location forming a part of Elder Gate Centre, Milton Keynes.

Occupiers within the vicinity include Burger King, McDonalds and Taco Bell. Retailers opposite the scheme at The Place Retail Park include Currys, Aldi, American Golf and Starbucks.

An extract from the street plan is attached upon which the subject premises has been highlighted.

Accommodation

The subject premises is arranged over ground floor, comprising the following net internal floor area:

Unit 1 (Right):	4,074 sq ft	378.5 sq m
Unit 2 (Left)	2,444 sq ft	227 sq m
Total:	6,518 sq ft	605.5 sq m

The property is currently divided into two separate units, which are due to be refurbished and could also be amalgamated into one.

Rent

Unit 1 (Right): Quoting £100,000 per annum exclusive of service charge, insurance, business rates and VAT.

Unit 2 (Left): Quoting £60,000 per annum exclusive of service charge, insurance, business rates and VAT.



Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

Rates

We have been verbally advised that the premises is assessed as follows:

Unit 1 has a Rateable Value of £84,500.
Unit 2 has a Rateable Value of £43,500.

Rateable Value:	£84,500	£43,500
UBR (2024/25):	0.546	0.499
Rates Payable:	£46,137	£21,706.5

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

An EPC for both units have been commissioned and can be provided upon request.

Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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PROPERTY

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.