

Shop To Let

Former Cotswold Outdoor Milton Keynes, MK9 1EN

Location

The subject premises forms 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 and mezzanine, comprising the following net internal floor area:

Ground Floor	15,564 sq ft	1,446 sq m
Mezzanine Floor	4,962 sq ft	461 sq m
Total	20,559 sq ft	1,910 sq m

Rent

Upon application.

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

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

A copy of the EPC is available upon request.

Viewing

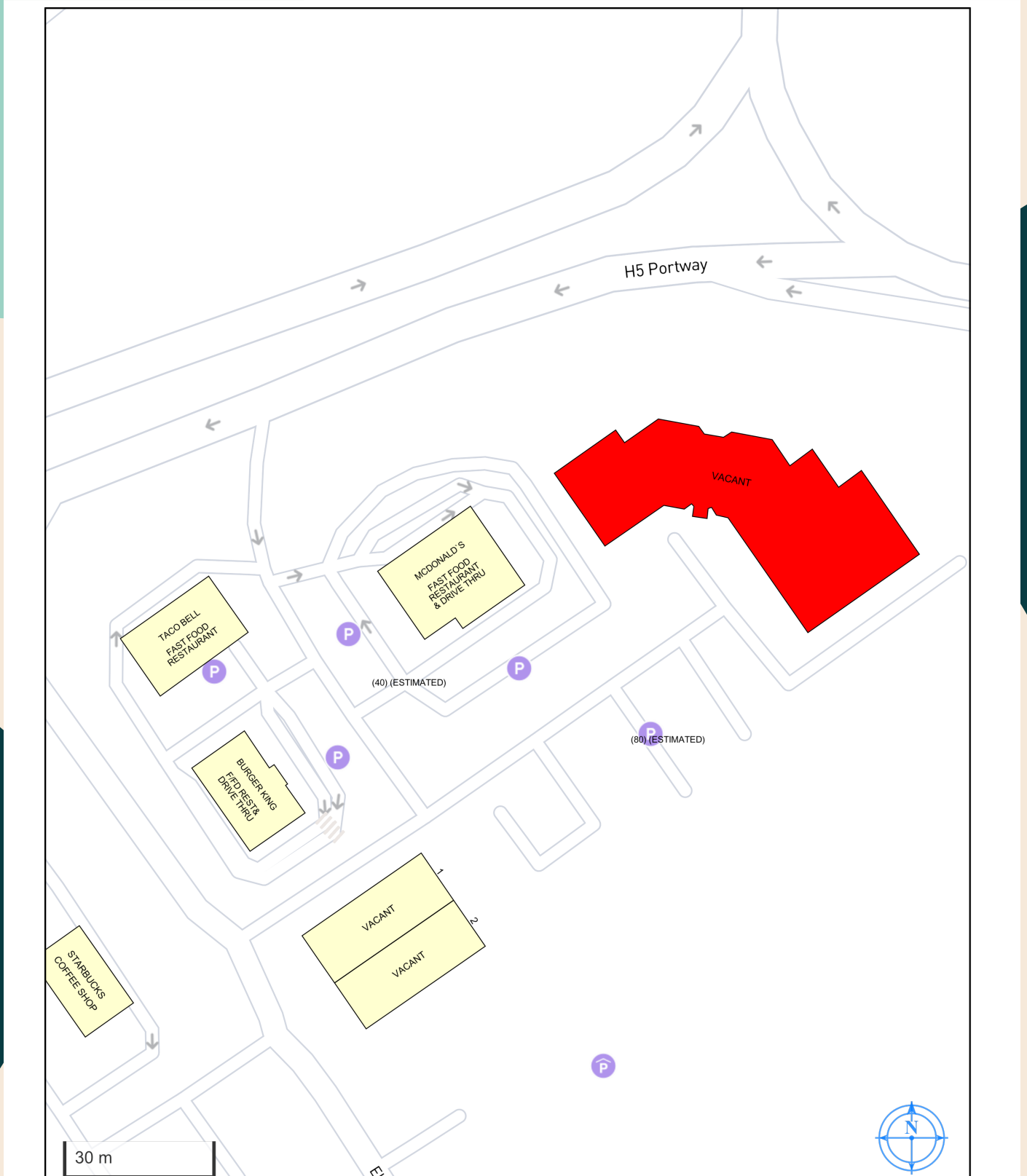
All viewings are strictly by prior appointment. Subject to contract.

For further information or arrangements to inspect please contact:

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