




Leasehold

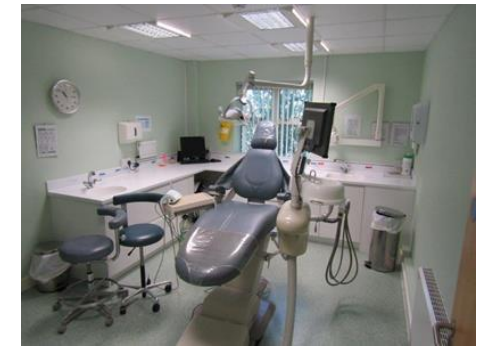
**68 Bradwell Common Boulevard,
Bradwell Common, Milton Keynes,
Bucks, MK13 8RN**

 £25,000 Per Annum Exclusive

 1,354 Sq Ft / 125.7 Sq M

 Ground floor purpose built surgery/D1 clinic property. The premises comprise double UPVC entrance doors to reception area with disabled toilet, with a small office behind the reception. There are 4 separate surgery rooms and preparation areas. Staff kitchen area.

 Benefits include wet heating system, suspended ceilings and Category 5 uplighters. There is parking to the rear for 10 cars.



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Location

Bradwell Common is located close to Central Milton Keynes, which provides extensive shopping and leisure facilities. The property is within 1.5 miles of Milton Keynes railway station and provides direct road links via the A5 and the M1.

Milton Keynes is one of the fastest growing urban areas in the United Kingdom and has become established as a major centre for industry and commerce. Milton Keynes is situated approximately 55 miles north of London and 70 miles south of Birmingham. Mainline railway services are available from Milton Keynes Central to London Euston Birmingham and beyond.

Accommodation

Reception Area	34.5 sq m	371 sq ft
Prep Area	9.7 sq m	104 sq ft
Office	3.18 sq m	34 sq ft
Surgery 1	18.4 sq m	198 sq ft
Surgery 2	15.3 sq m	165 sq ft
Surgery 3	14.8 sq m	159 sq ft
Surgery 4	14.6 sq m	158 sq ft
Board Room	15.4 sq m	165 sq ft
Total	125.7 sq m	(1354 sq ft)

EPC

The EPC rating for the property is TBC.

Rates

Rateable Value £16,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

Terms & Tenure

The premises are available by way of an assignment of the existing lease dated 20th June 2008, expiring on the 29th August 2030, at a passing rental of £25,000 per annum exclusive.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Kimberley Gould

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