

Buckingham - 14 Market Square MK18 1NW  
Café/Retail Premises to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Buckingham - 14 Market Square MK18 1NW

## Café/Retail Premises to Rent



### Property Features:

- Comprises retail premises previously t/a cafe
- Newly refurbished to a high standard
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Prominent town centre location, with occupiers close by including Boots Pharmacy, Tesco Express, Costa Coffee and more.

### Property Description:

The property comprises newly fitted ground floor cafe with storage at basement providing the following accommodation and dimensions:

Ground Floor: 45 sq m (480 sq ft)

Open plan seating area, Kitchen, WC

Basement: 17 sq m (190 sq ft)

Open plan storage

**Total GIA: 62 sq m (670 sq ft)**



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £461.54 per week (PCM: £2,000)

Deposit: £6,000 (3 Months)

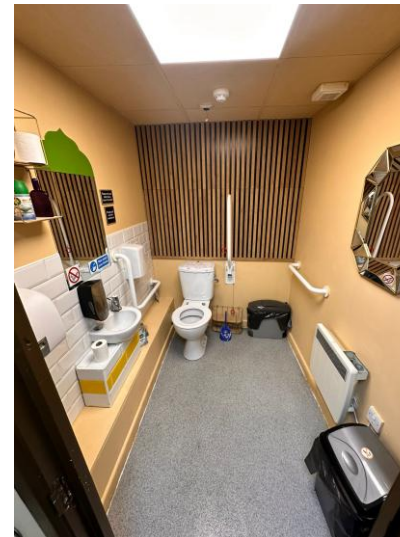
### Rateable Value:

Rateable Value - £15,250 per annum

Rates Payable - £8,400 per annum

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



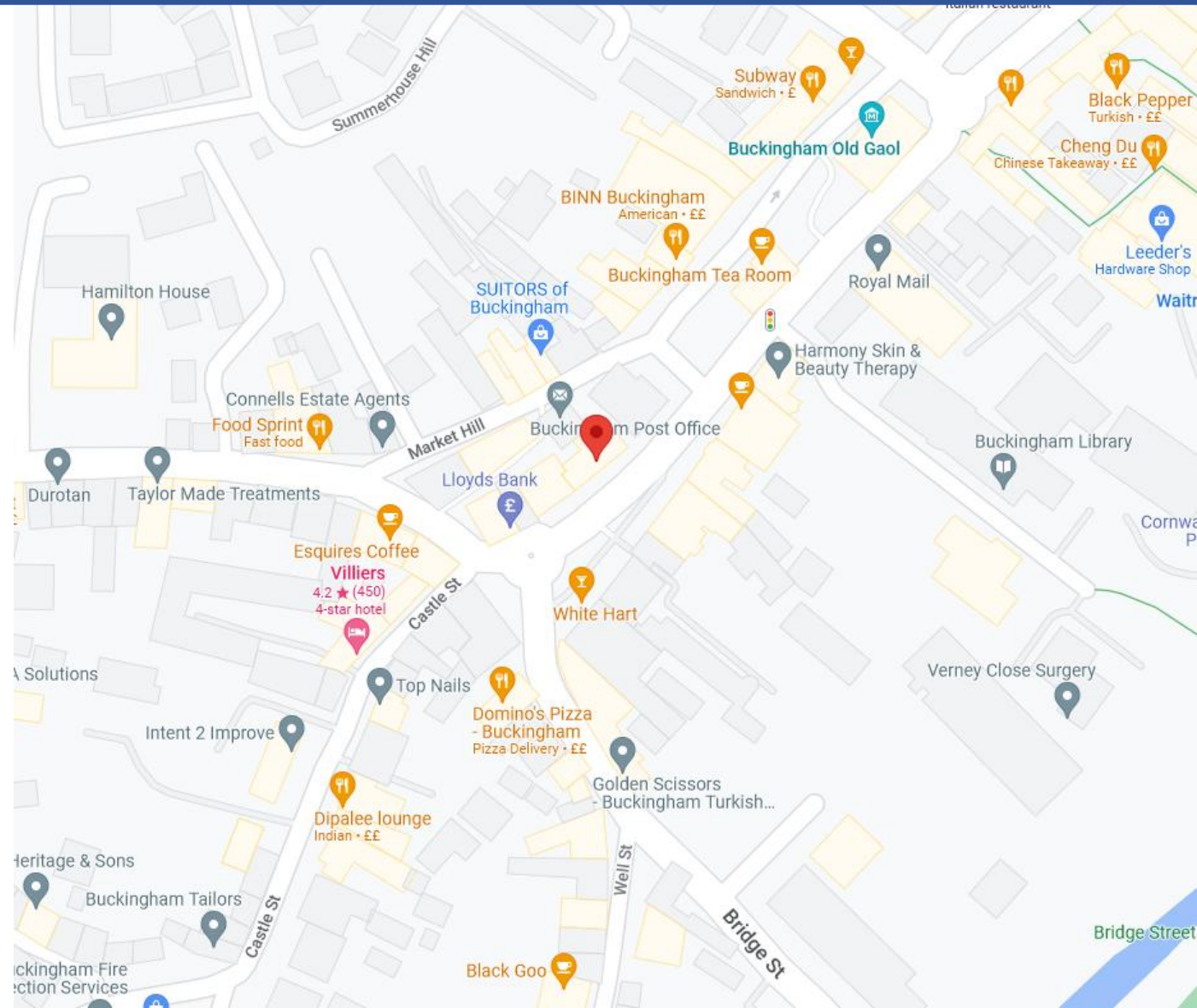
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### Location:

Buckingham is an attractive market town situated 12 miles west of Milton Keynes, 20 miles south of Northampton and 25 miles north-east of Oxford. The M40 (Junction 10) is situated 12.5 miles to the west and the M1 is 15 miles to the east. Buckingham is well served by the A422 and A43 providing direct links to the M40 and M1. The town is home to the University of Buckingham, whilst both Stowe School and Akeley Wood School are a short distance to the north. The properties are situated on the north side of Market Square in the town centre, close to the junction with Bridge Street and West Street. Occupiers close by include Barclays Bank, WH Smith, Oxfam, Lloyds Bank, NatWest, Post Office, Betfred, M&Co among others.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

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