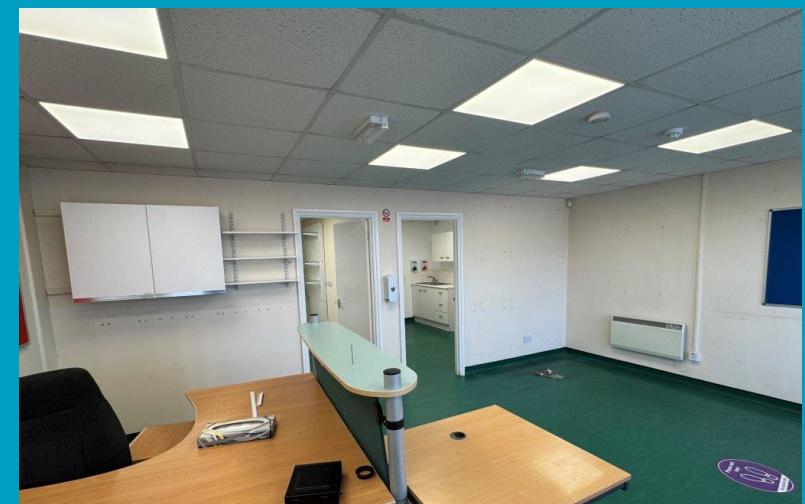


# TO LET:

## Neighbourhood Centre Retail Premises

Unit 3, 52 Egerton Gate, Shenley Brook End, Milton Keynes MK5 7HH



- Prominently located next to Tesco Express
- Ground floor accommodation of 737 sq ft (68.46 sq m)
- Suitable for a variety of uses (STP)
- Quoting rent of £23,000 pax

## LOCATION

The property is situated within the popular Shenley Brook End neighbourhood centre located about 2 miles north-west of Bletchley and 2.5 miles south-west of Central Milton Keynes.

The district is bounded by V2 Tattenhoe Street, V3 Fulmer Street, H6 Childs Way and H7 Chaffron Way.

## THE PROPERTY

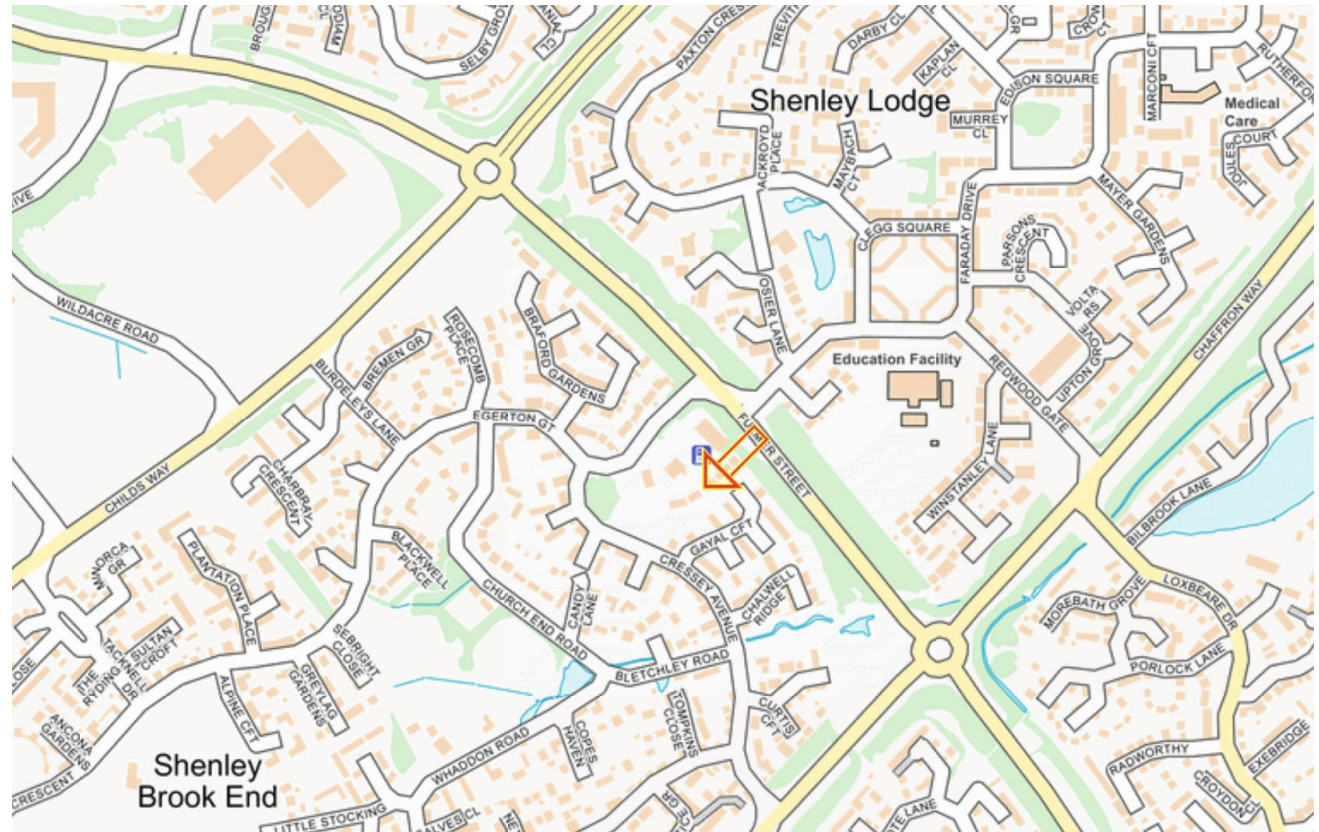
The accommodation comprises the ground floor only of a two-storey pitched roof, brick/block built property.

Other occupiers within the Centre include Tesco Express, Arcana Hair & Beauty and Ideal Chef Chinese Take-Away. The Centre also shares the site with The Burnt Oak public house and Shenley Brook End community centre.

There is car parking to the front of the parade and rear servicing.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D (98)



## ACCOMMODATION

The premiss is currently divided by way of stud-partitioning into a main reception and treatment rooms – having last been used as veterinary practice.

The accommodation is heated by way of wall mounted electric storage heaters.

Description	Sq M	Sq Ft
Ground Floor		
Sales Area	68.46 sq m	737 sq ft
wc		

## LEASE

The property is being offered to let on a new effective full repairing and insuring lease, for a term to be agreed.

## RENT

The quoting rent is £23,000 per annum exclusive. Rent is to be paid quarterly in advance by standing order/bank transfer.

All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

## SERVICE CHARGE

A service charge will also be levied to cover contributions towards to 'common areas' of the building and centre to include car parking, access and service roads, landscaping and footpaths.

## BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost.

## SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).

## BUSINESS RATES

Rateable value £14,750

The Uniform Business Rate for 2025/26 is 49.9 pence.

Applicants are advised to verify the rating assessment with the local authority with the Local Authority and to whether any reliefs maybe available.



## LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover the vendor's abortive costs once contracts are raised.

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

## VIEWING

To view and for further details please contact:

**Samantha Jones**

**Email:** samjones@prop-search.com

**Mobile:** 07990 547366

