

**Prime City Centre A3 Restaurant Unit To Let**

**396-398 Midsummer Boulevard**

**Milton Keynes MK9 3BN**

**PUNCH**

**PATRICK PUNCH & CO.**

**01908 311 517**

**4 MANOR FARM COURT, MILTON KEYNES, MK12 5NN**

**[www.punch.org.uk](http://www.punch.org.uk)**



- J **Formerly Pizza Express**
- J **GF 3,242 sq ft GIA**
- J **Basement 1,529 sq ft GIA**
- J **Lower basement 767 sq ft**
- J **Located between the centre:mk and The Hub restaurant quarter**
- J **Close to Jurys Inn, Ramada and Holiday Inn 23,000 workers in central area**
- J **South facing Courtyard with Outside Seating**

# 396-398 Midsummer Boulevard

## Milton Keynes MK9 3BN

**PUNCH**  
PATRICK PUNCH & CO.  
01908 311 517  
4 MANOR FARM COURT, MILTON KEYNES, MK12 5NN  
[www.punch.org.uk](http://www.punch.org.uk)

- Location:** Midsummer Retail is located at the heart of Milton Keynes situated near the main CMK Shopping Centre, at the heart of the central business area. Nearby operators include All Bar One and Browns Brassiere together with a range of retail and service occupiers.
- Accommodation:** previously Pizza Express, the accommodation is on two floors and currently consists of a ground floor restaurant, lower ground floor restaurant, lower ground floor office and storage. The approximate floor areas are listed below:

Floor Area	SQ FT	SQ M
Ground Floor	3,242	301.2
Basement	1,529	142
Lower Basement	767	71.3
TOTAL	5,538	514.5

- Outside Seating:** attractive south facing courtyard shared with Holiday Inn
- TERMS:** the property is available to let on a new lease basis for a length of lease to be agreed - terms on application.
- Rates:** all interested parties should contact Milton Keynes Council with regards the business rates liability for the property. The Rateable Value is £55,500.
- Legal Costs:** each party to bear their own legal costs incurred in this transaction.
- Viewings:** further information and viewings strictly by appointment only via the sole letting

