

# 1,035 SQ FT UNIT TO LET | UNIT 2 | MONKSTON PARK | MK10 9RH

## TO LET

- J 1,035 SQ FT TRADING AREA
- J USE CLASS A5/A3
- J RECENTLY STARSHIP (SUI GENERIS)
- J OTHER USES MAY BE POSSIBLE SUBJECT TO PLANNING
- J CLOSE TO CO-OP, BARBERS, FISH & CHIPS
- J LARGE CAR PARK OPPOSITE
- J QUOTING RENT ON APPLICATION



All enquiries to Punch Retail | 01908 311517 | [www.punch.org.uk](http://www.punch.org.uk) | [info@punch.org.uk](mailto:info@punch.org.uk)



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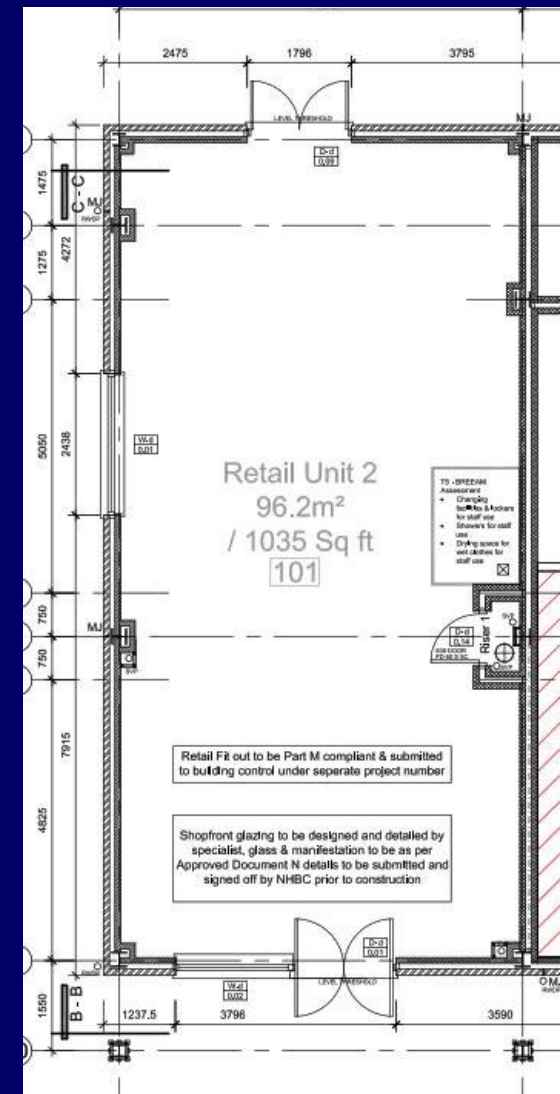
**Accommodation:** 1,035 sq ft ground floor retail unit at 2 Pimlico Court, Monkston Park Local Centre, Milton Keynes. Previously run as a Hot Food Takeaway until 2015 and more recently a Tanning Shop and currently Starship Deliveries.

**Location:** The unit is situated in a very strong local centre on the east of Milton Keynes and is located next to Essential Barbers and Moores Fish & Chips. The Centre trades strongly and is anchored by a Co-operative food store and benefits from ample free parking.

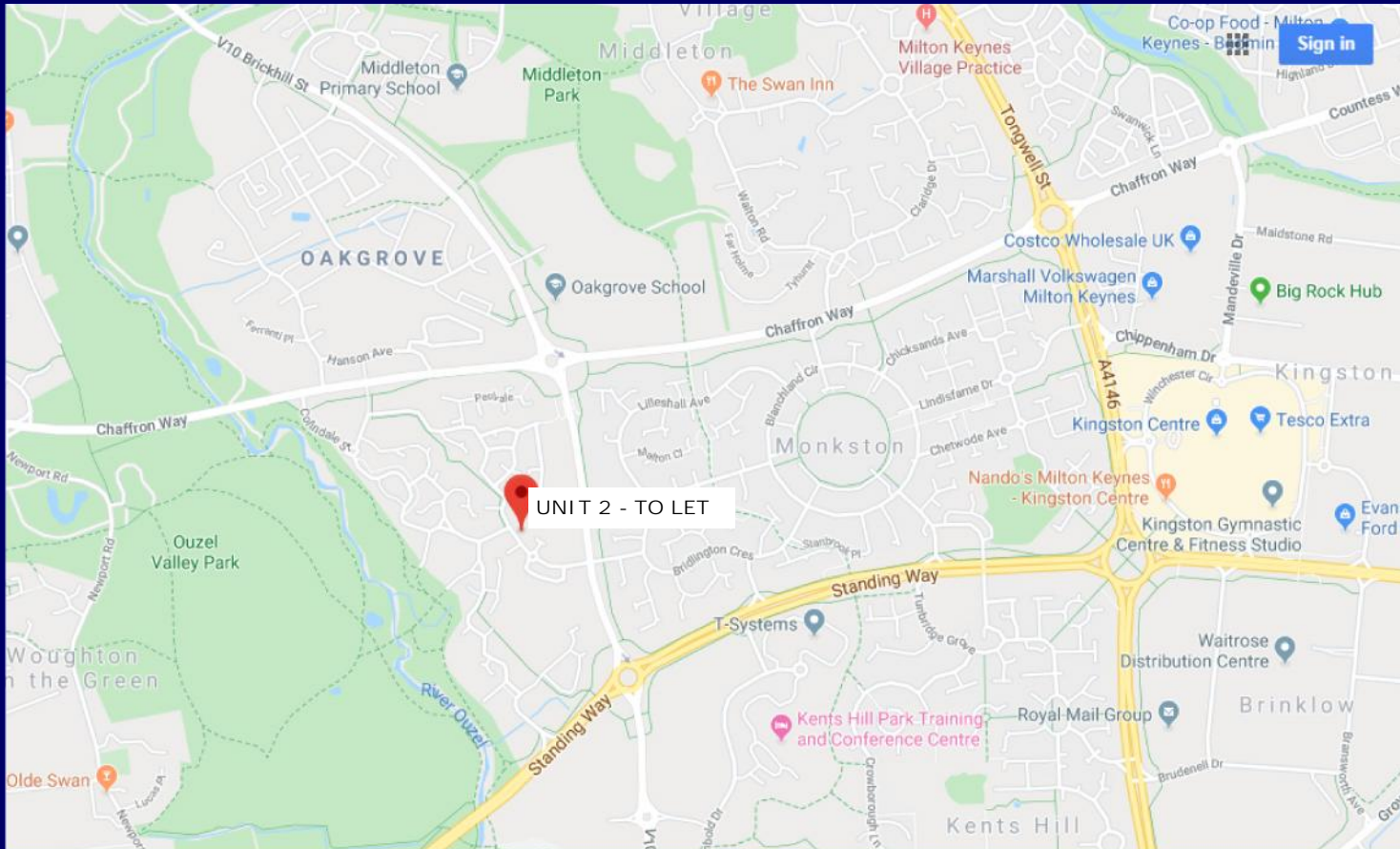
**Use class:** Unit 2 previously traded as A5 Hot Food Takeaway until 2015 and would be suitable for coffee shop/café/hot food takeaway/restaurant use as well as possibly retail/beauty or well-being use.

**Terms:** The property is available to let on a new lease for a term of years to be agreed. Rent and terms on application.

**Legal Costs:** The ingoing tenant to bear the landlord's reasonable legal costs together with surveyor costs incurred in regard to approval of shop fitting plans.



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## Rates:

All interested parties should contact the Valuation Office [www.voa.gov](http://www.voa.gov) with regards to the business rates liability for the property for 2019/2020.

Current RV £19,500

## Viewings:

Further information and viewings strictly by appointment only via

Punch Retail & Leisure

01908 311517

[helen@punch.org.uk](mailto:helen@punch.org.uk)

or [emma@punch.org.uk](mailto:emma@punch.org.uk)

### MISREPRESENTATION ACT

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