

# TO LET

2,027 Sq Ft (188.31 Sq M)

- Restaurant premises
- Car parking nearby
- Busy local centre
- Suitable for a variety of alternate uses



**13 Benbow Court**

**Shenley Church End, Milton Keynes, MK5 6JG**

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The property is located within Shenley Church End retail centre and a short drive from Milton Keynes City centre
- Milton Keynes is located approximately 55 miles northwest of central London via the M1 and is well served by regular rail services to London with fastest journey time of 35 minutes to London Euston and 55 minutes to Birmingham New Street
- The property sits immediately within a mixed retail and leisure scheme with a secondary school located nearby which significantly adds to the footfall through the scheme

 what3words

[///challenge.waxes.spotty](https://www.what3words.com/challenge/waxes.spotty)

 Google Maps

[Click here](#)



## DESCRIPTION

- The Landlord will not accept competing uses
- Ground floor retail premises
- Formerly a restaurant within a busy mixed use local centre, and suitable for a variety of uses
- The property is offered in shell condition to await tenant fitout
- Attractive location with plenty of parking in the near vicinity

## TERMS

The premises can be let on a new FRI lease on a term to be agreed.  
Leasehold: £40,000 per annum exclusive.  
Service charge: Applicable.

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>188.31 SQ M</b>	<b>2,027 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C (53)**

**Business Rates:** From enquiries we understand that for the current year the rateable value is £37,250 per annum.

**Service Charge:** Available upon request

## CONTACT:



**NICK BOSWORTH**

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