TO LET

539 – 1,945 Sq Ft

(50.07 - 180.69 Sq M)



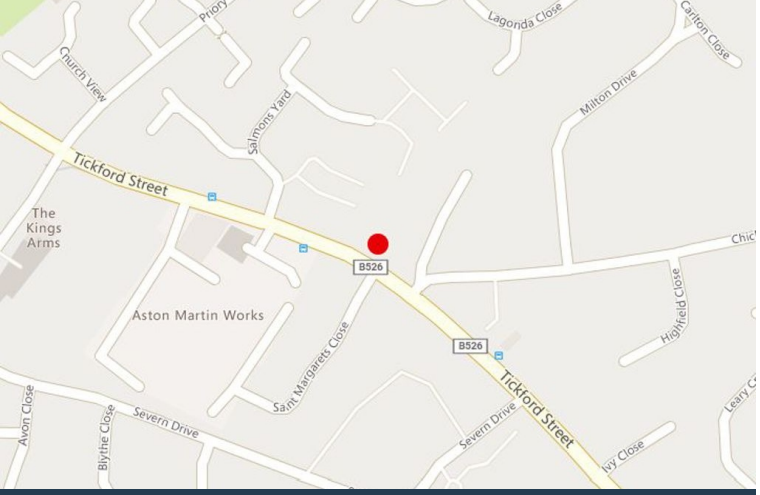
- Prominently located former pub and restaurant fronting Tickford Street.
- Three separate versatile spaces capable of combining.
- Large rear car park with plentiful parking.
- Full refurbishment under way to provide high quality versatile accommodation.

The George Works

87 Tickford Street, Newport Pagnell, MK16 9AW

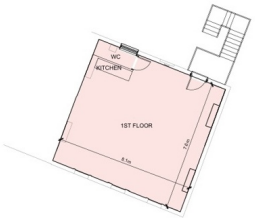
Contact: Diccon Brearley or Joshua Parello
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eddisons.com

BTG Eddisons





INDICATIVE GROUND FLOOR 1:100



INDICATIVE FIRST FLOOR 1:100



Location

- Prominently located fronting onto Tickford Street approx 0.4 miles from Newport Pagnell High Street.
- A422 and A509 within 0.6 miles.
- M1 J14 2.1 miles and M1 J13 6.6 miles. M25 J21a 31.4 miles.
- Milton Keynes Central shopping 4.4 miles.
- MK Central Railway Station 5.6 miles and London Luton Airport 24.1 miles.

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Google Maps
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Description

- Three separate versatile spaces capable of single occupancy.
- Refurbishment under way to provide high quality versatile accommodation.
- Large rear car park.
- Works to include, re-rendering, air conditioning, new windows and doors, new led lighting, new electrics and plumbing.
- Suitable for a variety of uses subject to necessary planning consent.

Terms

Available by way of new FRI leases for a term to be agreed at a rent of £16,000 pax (ground floor rear), £25,000.00 pax (ground floor front) and £16,000.00 pax (first floor) . The entirety can be leased at a combined rental of £60,000.00 pax. VAT is payable.

Accommodation (Net Internal Area*)

Total	**180.69 SQ M**	**1,945 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: To be assessed once works are completed.

Service Charge: There is a contribution towards common part and external repair and maintenance. This will be assessed when the works are complete.

Contact:

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