

TO LET

CHARACTER RETAIL UNIT



APPROX 335 FT² (31.11 M²)

TICKFORD ARCADE, ST JOHN STREET, NEWPORT PAGNELL MK16 8HY



CLOCK
PROPERTY

01908 299500
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Town centre location

M1: 4miles

Central Milton Keynes: 4.5miles

Prominent historic building

Character retail frontage

Electrics and telecoms

Town Planning: A1 use

Leasehold: £7,957 pax

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

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LOCATION

- Town centre position.
- Usual high street amenities within walking distance.
- Free on-street car parking and in town centre car parks.
- Local occupiers include HSBC, Costa, Nationwide, The Post Office, Lloyds Bank, Boots, Superdrug, William Hill and a range of local retailers with character pubs and restaurants.
- Newport Pagnell: home to the world's oldest iron bridge used by traffic and Aston Martin Works Service.

DESCRIPTION

- Internal Edwardian mall frontage.
- Ground floor retail sales area.
- Planning consent for A1 use.

SPECIFICATION

- Open plan retail area.
- Water and power.
- Florescent lighting.

FLOOR AREA (approx net internal)

Ground Floor: **335 ft² (31.11 m²)**



TERMS

- **Leasehold:** £7,957 pax.
- **VAT:** applicable.
- **Service Charge:** applicable.

BUSINESS RATES

- **Rateable value (RV):** £5,900.
- **2014/15:** 48.2% of RV is payable.
- Small business rate relief may apply. Contact Milton Keynes Council for information.

ENERGY PERFORMANCE

- Under assessment.

VIEWING

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