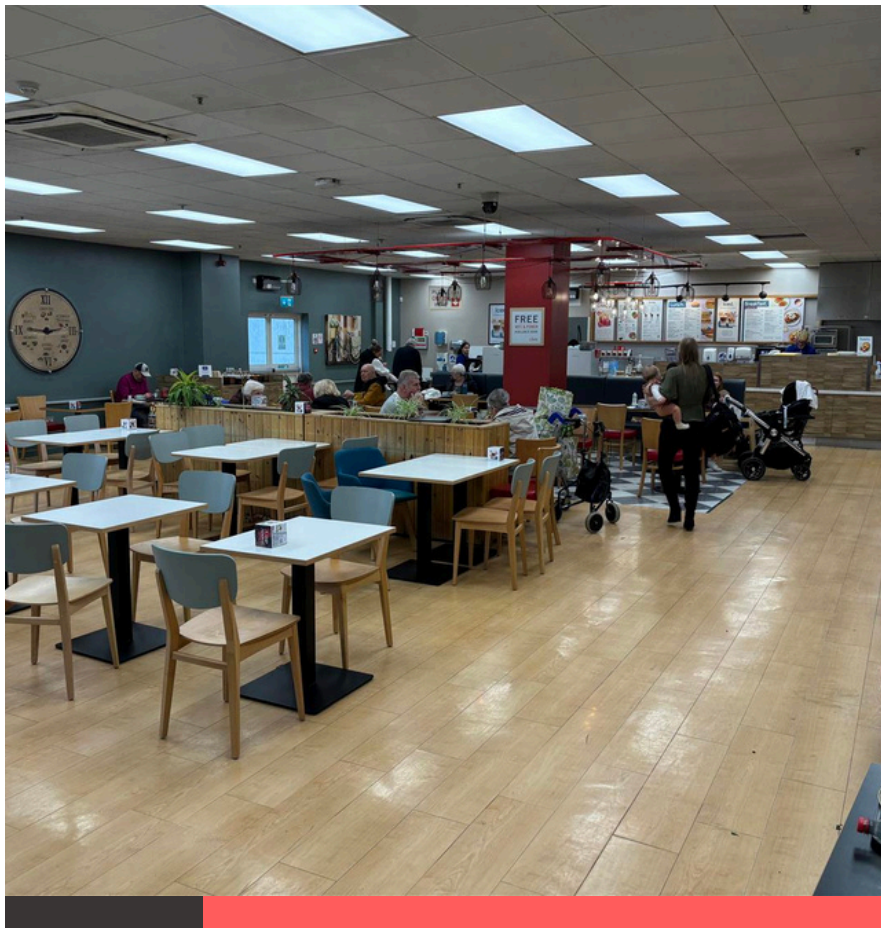


Unit 9 Kingston Walk |
Kingston Shopping Centre |
Milton Keynes | MK10 0BA

Opposite Tesco Extra in Busy Indoor Mall |
Suitable for Retail or Restaurant Use





Unit 9 Kingston Walk | Kingston Shopping Centre | Milton Keynes | MK10 0BA

Location

The Kington Centre is a retail park and covered shopping mall, close to junctions 13 & 14 of the M1 and enjoying approximately 10 million visitors annually. It is anchored by a 185,000 Sq.ft Tesco Extra Store and provides 1,214 customer parking spaces.

The subject unit occupies a position within a shopping mall providing access to the Tesco store from the main car park, with other nearby occupiers including Boots Opticians, Greggs and Costa. See attached Good extract for further information.

Description

The premises comprise well-proportioned, rectangular, ground floor only unit currently trading as a Tesco Café, who plan to vacate in October. The premises are fitted out with customer seating area to front, with open plan customer area to front, together with rear ancillary area with side door providing access to an external service yard.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width		11.90 m		38 ft 9 ins
Sales depth		18.38 m		60 ft 4 ins
Built depth		22.05 m		72 ft 4 ins
Sales area		217.07 Sq.m		2,337 Sq.ft
Rear ancillary		43.67 Sq.m		470 Sq.ft
TOTAL AREA		260.74 Sq.m		2,807 Sq.ft

Terms

Available by way of a new EFRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews and to be outside the security of tenure provisions of the L&T Act.

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Rent

Rent on application.

Service charge

The estimated service charge for the current year is £34,035. Full details on request.

EPC

Further details available upon request. B 44.

Rates

We estimate the rates payable to be approximately £31,395, less any relief the incoming tenant may be eligible for.

Please refer to the Local Charging Authority, Milton Keynes Council - 01908 691691.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Video link

[Here >](#)



Contact

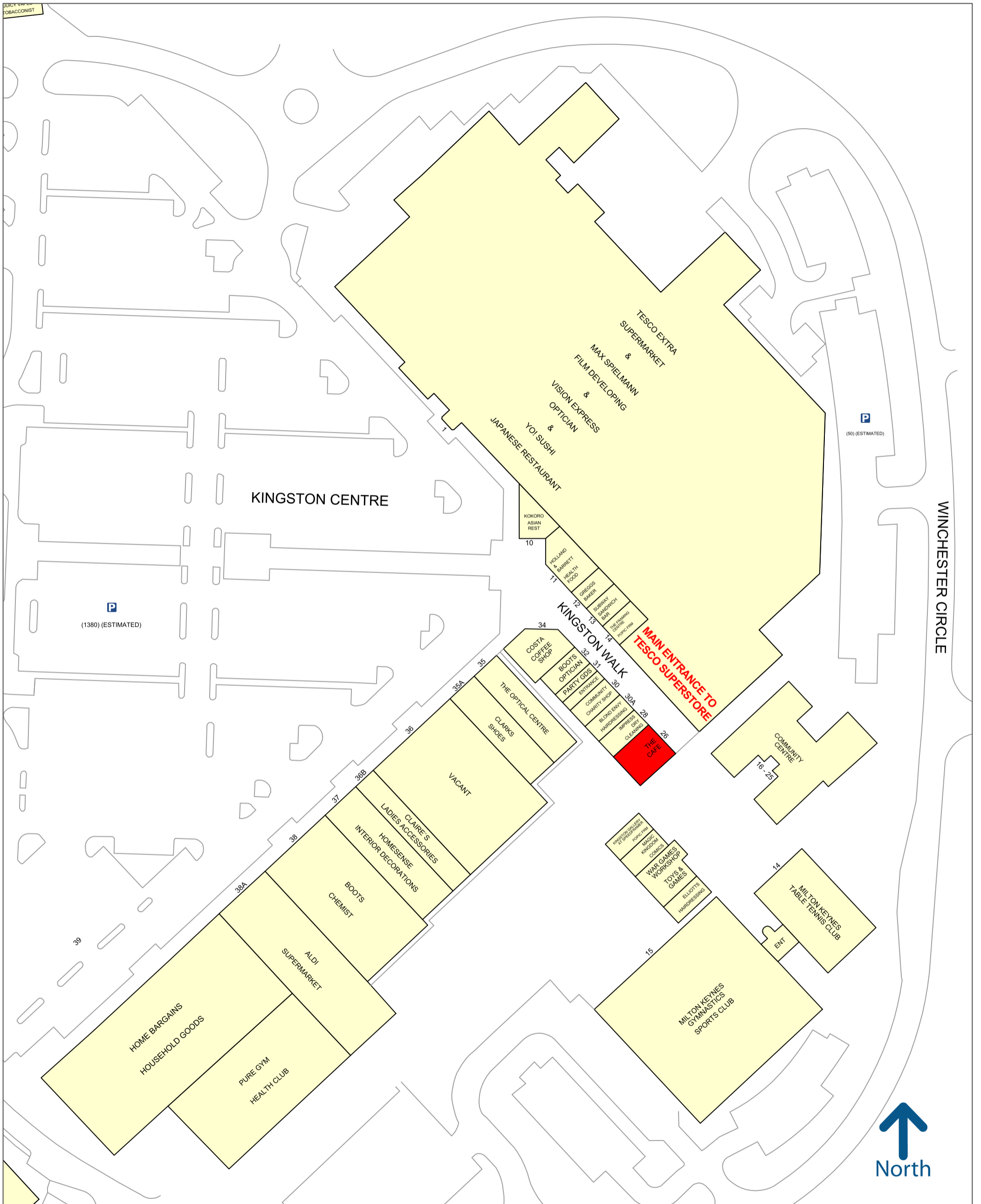
Neil Saunders
07980 756655
neil.saunders@brasierfreeth.com

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

* Corporate structure and ownership details
* Identification and verification of ultimate beneficial owners
* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

[brasierfreeth.com](https://www.brasierfreeth.com)



50 metres

Experian Goad Plan Created: 02/07/2024

Created By: Brasier Freeth

