



3b Chandos Place, Bletchley,  
Milton Keynes, MK2 2SQ

Takeaway  
Unit

LEASE  
AVAILABLE

## PROPERTY SUMMARY

- Ground Floor Takeaway Premises
- Excellent location close to Bletchley Town Centre
- Total retail area of 836 sq.ft (77.66 sq.m) with rear ancillary space of 231 sq.ft (21.46 sq.m)
- Parking available in nearby roads and rear access
- Existing lease expires 28<sup>th</sup> October 2025
- Passing rent £18,000 per annum exclusive

## LOCATION

The premises occupy an excellent position within Chandos Place, a parade of retail units just outside the Brunel Shopping Centre.

The premises are well served for public transport connections with numerous bus routes operating nearby and Bletchley station is within 0.2 miles. On street is available within the surrounding roads.

## DESCRIPTION

The premises comprise a ground floor, mid terrace unit currently trading as a pizza takeaway. The property is configured to provide a takeaway counter at the front, with an open plan kitchen behind and further ancillary storage to the rear.

The net internal floor areas are as follows: -

Retail Area	836 sq.ft	(77.66 sq.m)
Rear Storage	231 sq.ft	(21.46 sq.m)
<b>Total</b>	<b>1,067 sq.ft</b>	<b>(99.13 sq.m)</b>

## TERMS

Available by way of an assignment of the existing full repairing and insuring lease. The existing lease expires on 28<sup>th</sup> October 2025. The current passing rent is **£18,000** per annum exclusive.

A premium is required for the benefit of the above lease, further information upon request.

**Subject to Contract.**

## VAT

We understand that VAT is applicable to the rent.

## RATES

The Valuation Office Agency Website describes the premises as 'Restaurant and Premises' and advises it as having a 2017 Rateable Value of £12,500. The UBR for 2021/22 is 49.9 pence in the £.

## EPC

This property has an EPC Rating of C (68).

## LEGAL COSTS

Each party is to bear their own legal costs.

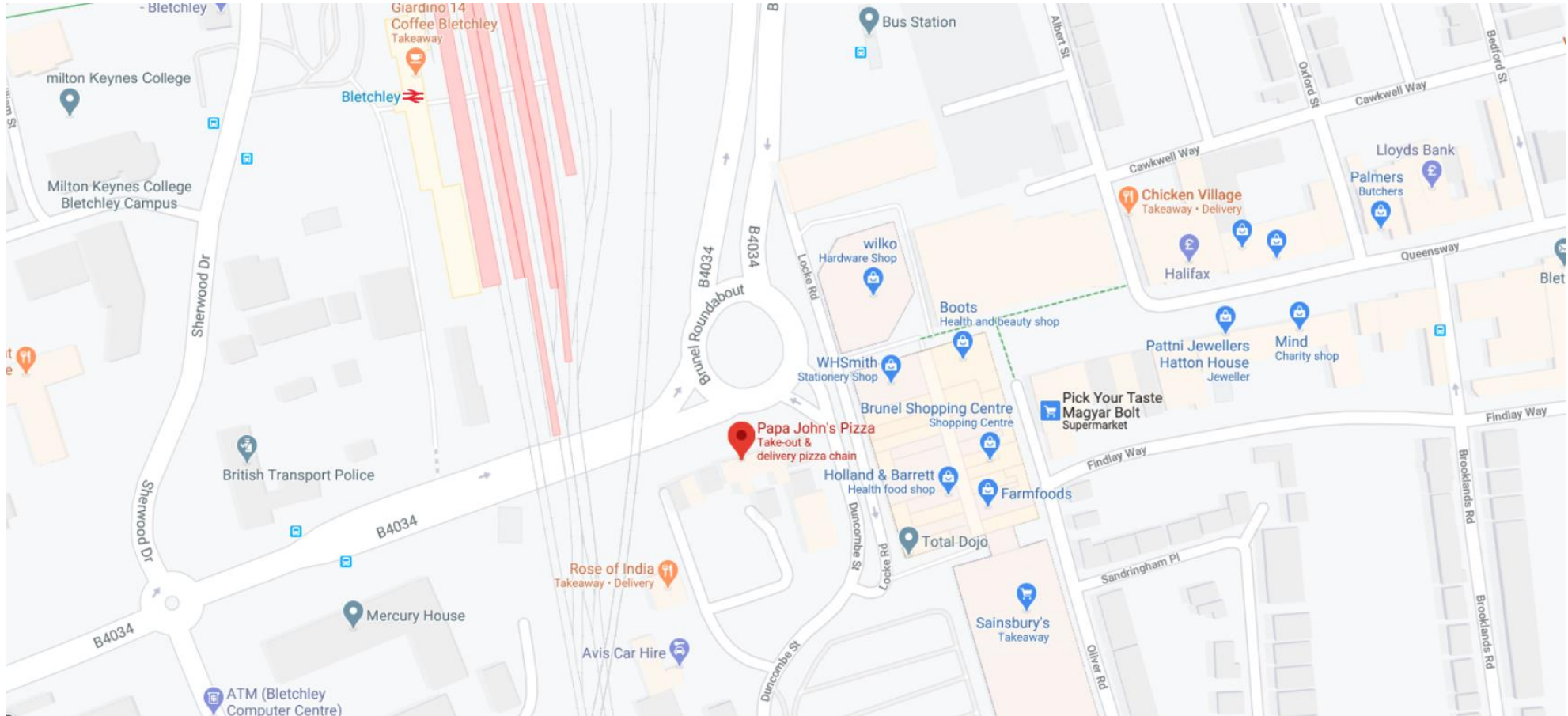
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