



**UNIT 1 CANDLEFORD COURT | BUCKINGHAM  
BUCKINGHAMSHIRE | MK18 1GA**

## **GROUND FLOOR RETAIL PREMISES FOR SALE / TO LET 868 sq ft / 80.64 m<sup>2</sup>**

- New build A1 Retail Unit available
- Shell and core condition
- Suitable for alternative uses subject to planning
- Available either leasehold or long leasehold interest for sale

## Location

1 Candleford Court is located within a new residential development on Bridge Street, situated in close proximity to the high street. Nearby occupiers include The Swan Hart Hotel, Lloyds TSB and Waitrose.

One hour on-street parking is available together with 2 public car parks at Cornwalls or Western Avenue. There is also the possibility of 2 underground car parking spaces for an additional fee.

## Description

The ground floor only is offered for rent or sale of the long-leasehold interest with a lease of 125 years.

The accommodation comprises a shell and core retail sale area with a return frontage onto Bridge Street with ancillary stores to the rear. Loading via St John's Terrace provides direct access into the rear stores and sales area.

## Rent

The property is available by means of a new full repairing and insuring lease for a term to be agreed at a rent of £11,000 per annum exclusive.

## Price

£125,000 + VAT for the long leasehold interest.

## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Business Rates

Property Address	Rateable Value 2010	Estimated Rates payable 2016/17
Unit 1 Candleford Court	TO BE ASSESSED	TO BE ASSESSED

Interested parties should contact Milton Keynes Council to verify the amount of business rates payable (Tel: 01908 253794).



## Floor areas

	Net Internal floor area (m <sup>2</sup> )	Net Internal floor area (sq ft)
Ground floor Retail	80.64 m <sup>2</sup>	868 sq ft

## Viewing and further information:

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