

Freehold Investment

141 Queensway, Bletchley,
Milton Keynes, Bucks, MK2 2DY

-  1,416.5 Sq Ft / 131.5 Sq M
-  £450,000 exclusive
-  Freehold Investment premises fitted out as a Take-Away/Restaurant with first floor ancillary comprising 3 rooms and a shower room. There is parking to the rear for 2 cars.
-  The property is let to Pizza GoGo on a 20 year lease from 24th December 2002, at a rental of £28,000 per annum exclusive.



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Location

Bletchley is an established town located 3 miles south of Milton Keynes, providing easy access to the A5, junction 14 of the M1 and has excellent rail links into London and the north.

Bletchley has attracted many large retailers including Asda and Ikea due to the extensive regeneration programme and the construction of the large sports/conference stadium, home of the MK Dons.

Terms & Tenure

The premises are available as a freehold investment at a figure of £450,000 exclusive.

Accommodation

Total Retail -	90.15 sq m	(970 sq ft)
External Store -	10.2 sq m	(110 sq ft)
First Floor Ancillary -	31.26 sq m	(336.5 sq ft)
Total	131.5 sq m	(1,416.5 sq ft)

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Rates

Rateable Value £16,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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