

For further information please contact:

Milton Keynes Office

01908 611408

MK16 8EN

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



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



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



The EPC rating for the property is TBC.



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



Strictly by appointment only please contact:

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