

**4-6 DENMARK STREET**

Bletchley  
Milton Keynes  
Buckinghamshire  
MK2 2NA



**TO LET.**

**ASSIGNMENT OF EXISTING LEASE  
GROUND FLOOR RETAIL / STORAGE ACCOMMODATION**

3,972 SQ FT (368.9 SQ M)



**For further information please contact: Viv Spearing**

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## Location

Bletchley is a town in Milton Keynes, Buckinghamshire, and situated to the southwest of Milton Keynes. Bletchley is located 4 miles to the south of Milton Keynes and approximately 52 miles north of Central London. The property is situated on the south side of Denmark Street which is located on the east side of Bletchley and connects Victoria Road to Aylesbury Street. The A5 and A41 trunk roads provides direct access to the M1 Junctions 13 & 14. Milton Keynes Central Rail Station provides direct trains to London Euston, approximately 33 minutes.

## Description

This self-contained property benefits from a secure yard and car parking to the side. The ground floor retail area to the front of the property leads into a storage area to the rear with roller shutter access.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Retail/Storage	3,972 sq ft	368.9 sq m
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## Features

- Ground floor showroom/retail area
- Large secure yard area with customer parking
- WC facilities
- Maximum height 5m
- Lighting
- Roller shutter 2.8m wide x 2.9m high (9' 1" x 9' 5")

## Tenure

Assignment of the existing lease dated 23 March 2016 with a lease expiry of 24 March 2025.

## Rental

Following a Rent Review dated 25 March 2020, the current passing rent is £32,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £26,250. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

The current rating is D-94.

Certificate No: 0190-0733-1819-1196-3006.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

