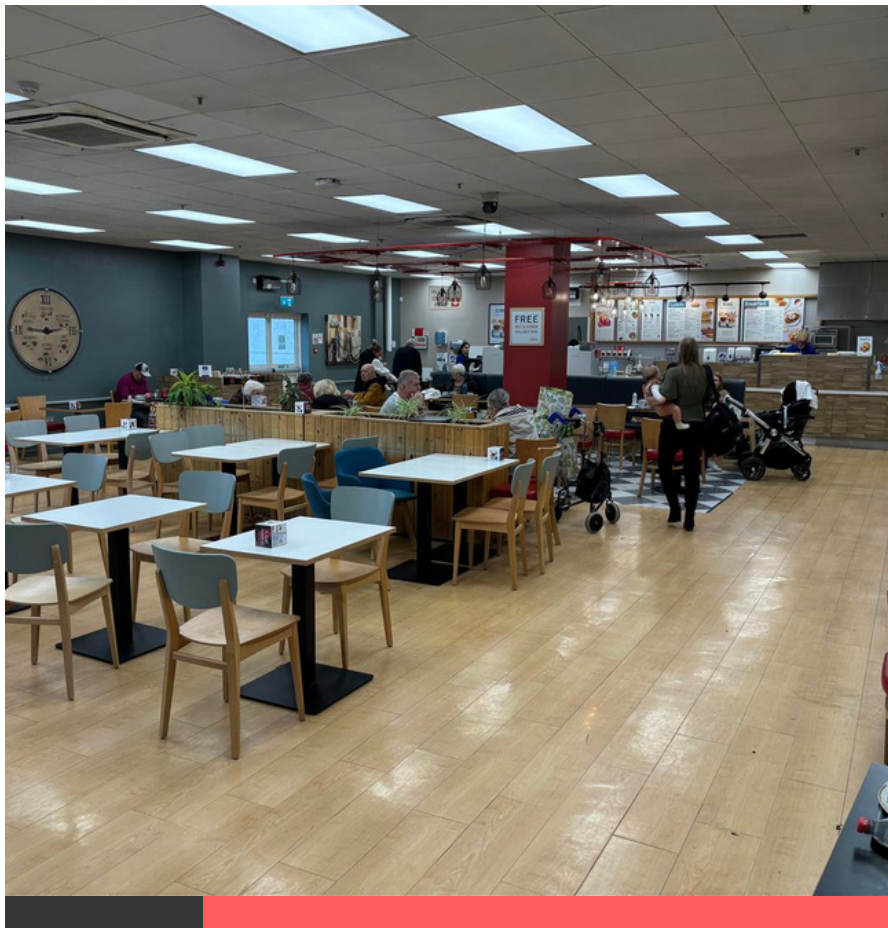


Unit 9 Kingston Walk |
Kingston Shopping Centre |
Milton Keynes | MK10 0BA

Restaurant Opportunity in Busy Mall |
Opposite Entrance to Tesco Extra





Unit 9 Kingston Walk | Kingston Shopping Centre | Milton Keynes | MK10 OBA

Location

The Kingston Centre is a retail park and covered shopping mall, close to junctions 13 & 14 of the M1 and enjoying approximately 10 million visitors annually. It is anchored by a 185,000 Sq.ft Tesco Extra Store and provides 1,214 customer parking spaces.

The subject unit occupies a position within a shopping mall providing access to the Tesco store from the main car park, with other nearby occupiers including Boots Opticians, Greggs and Costa. See attached Good extract for further information.

Description

The premises comprise well-proportioned, rectangular, ground floor only unit currently trading as a Tesco Café, who plan to vacate in October. The premises are fitted out with customer seating area to front, with open kitchen and extraction system. To the rear are ancillary stores and preparation areas, along with a side door providing access to an external service yard.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	11.90 m	38 ft 9 ins
Sales depth	18.38 m	60 ft 4 ins
Built depth	22.05 m	72 ft 4 ins
Sales area	217.07 Sq.m	2,337 Sq.ft
Rear ancillary	43.67 Sq.m	470 Sq.ft
TOTAL AREA	 260.74 Sq.m	 2,807 Sq.ft

Terms

Available by way of a new EFRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews and to be outside the security of tenure provisions of the L&T Act.

Rent

Rent on application.

Unit 9 Kingston Walk | Kingston Shopping Centre | Milton Keynes | MK10 0BA

Service charge

The estimated service charge for the current year is £34,646. Full details on request.

EPC

Further details available upon request. B 44.

Rates

We estimate the rates payable to be approximately £31,395, less any relief the ingoing tenant may be eligible for.

Please refer to the Local Charging Authority, Milton Keynes Council - 01908 691691.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Video link

[Here >](#)



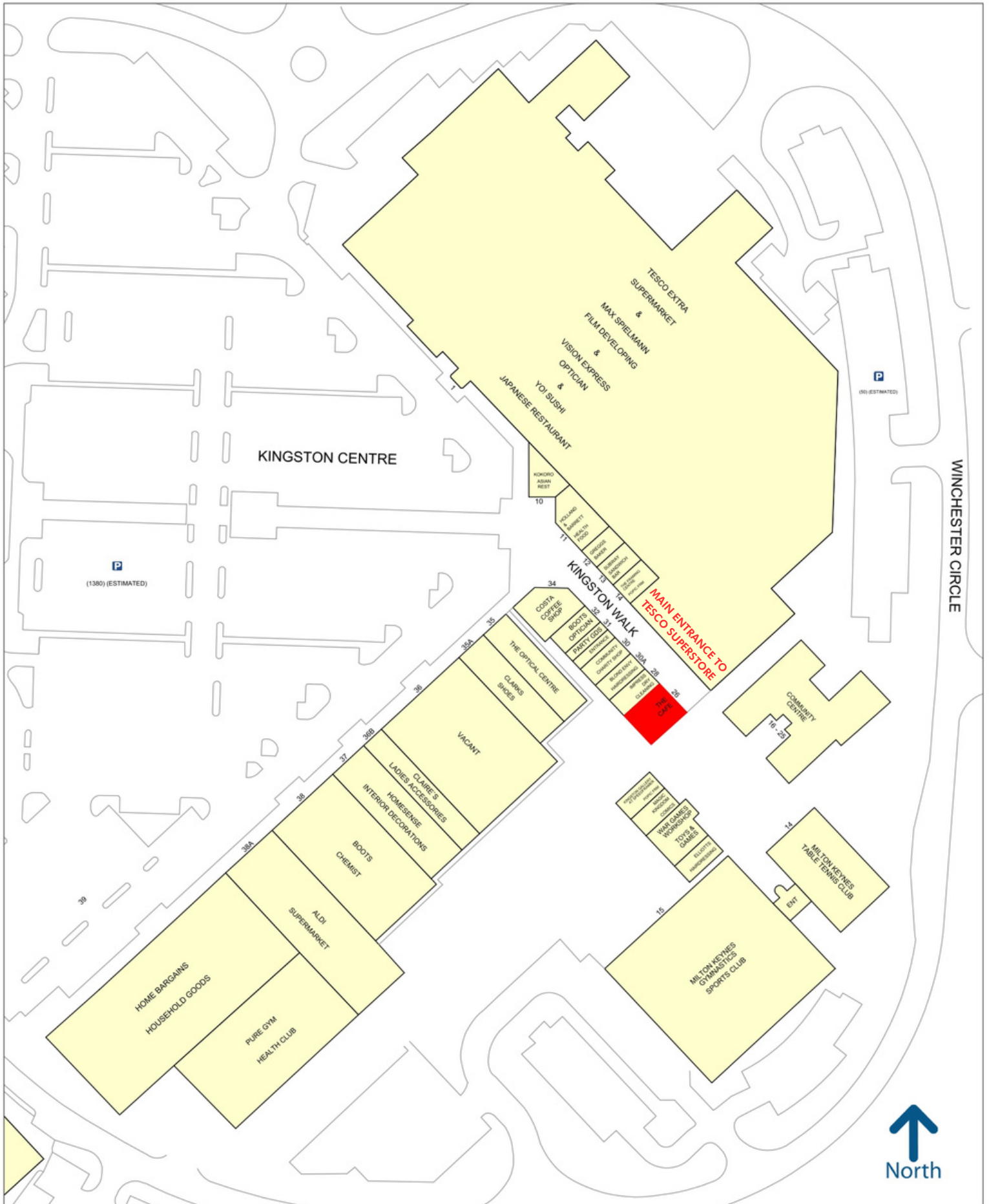
VIEWINGS - Strictly by appointment

Contact

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neil.saunders@brasierfreeth.com

brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-
* Corporate structure and ownership details
* Identification and verification of ultimate beneficial owners
* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



Experian Goad Plan Created: 02/04/2024
Created By: Brasier Freeth

50 metres

