

New lease - Prominent ground floor corner unit - 2,152 sq ft

69-71 Queensway, Bletchley, Milton Keynes, MK2 2DR



LOCATION:

The property is located in prime position within Bletchley, on the junction of Queensway and Oxford Street. Other nearby occupiers include Peacocks, Home Bargains, Greggs, Specsavers and Costa Coffee.

Bletchley is a suburb of Milton Keynes and is set to benefit from the reopening of Bletchley station in 2024, as part of the East/West rail development restoring the old 'Varsity Line' between Oxford & Cambridge.

TERMS:

New lease direct with the landlord for a term to be agreed.

RENT

Rent on application.

ACCOMMODATION: The unit is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor: 2,152 sq ft (199.92 sq m)

Conversion works are underway to convert the upper parts to residential. The ground floor retail will be provided in shell condition with capped off services.

VIRTUAL TOUR:

[Click here for a virtual tour](#) - further images and floorplans are available on request.

USE:

The property benefits from Class E (commercial, business and service) use.

LEGAL COSTS:

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

EPC:

An EPC has been commissioned and will be available on request.

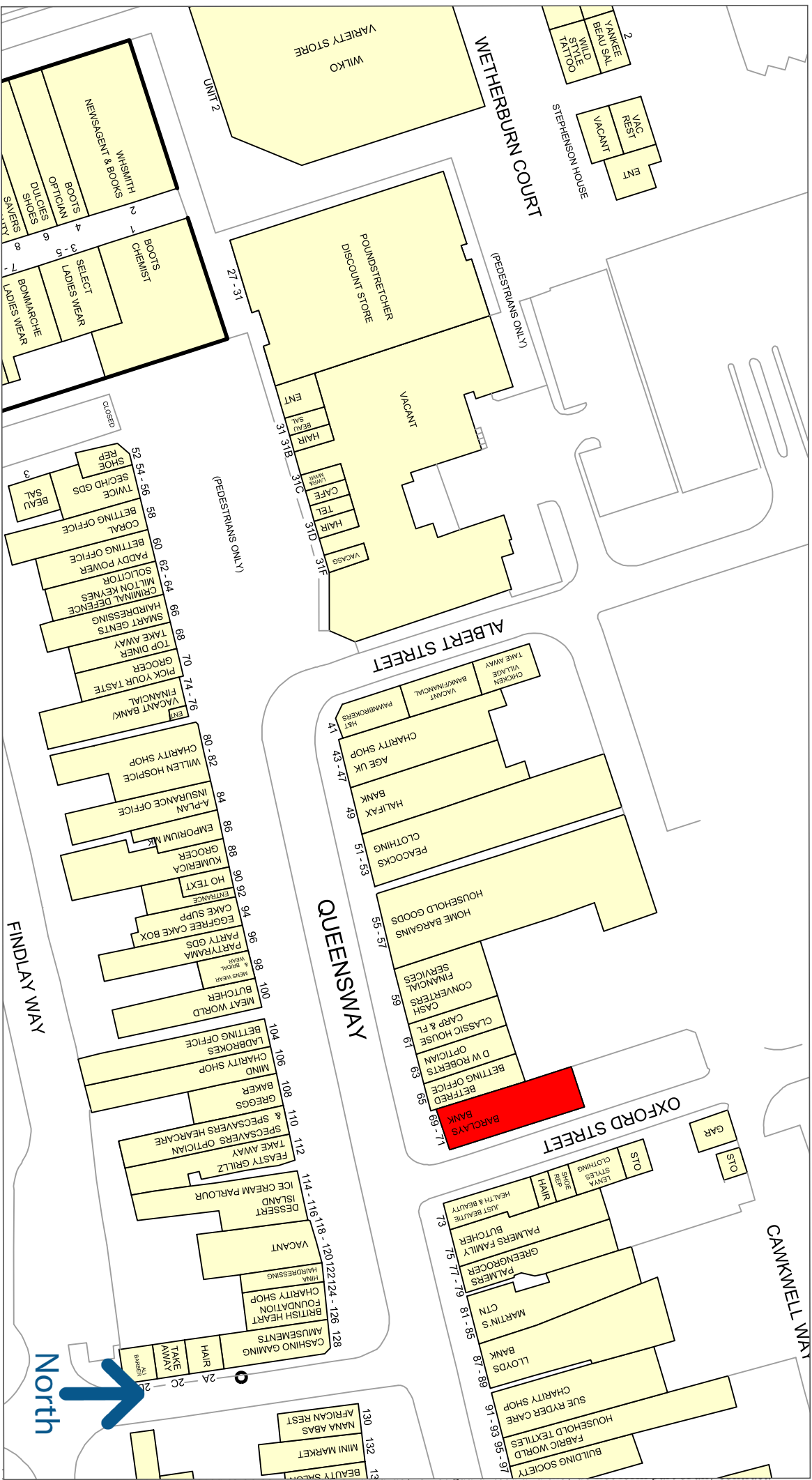
RATES:

Rateable Value £31,750 Rates Payable £15,546 - *rates will be reassessed following conversion works resulting in a likely downward revision to reflect removal of the first floor.*

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STANNILAND**

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50 metres



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