A1 Retail Unit

TO LET

Unit 4, Exchange House

Central Milton Keynes MK9 2EA





Fully fitted Hairdressers Unit Ground Floor 1,095 sq ft Basement 672 sq ft

Unit 4, Exchange House

Central Milton Keynes MK9 2EA

- Location: the property is located at the heart of Milton Keynes city centre on the ground floor mall of CBX2, situated between the Centre:MK shopping centre (www.the centremk.com), the Hub restaurant quarter (www.the hub-miltonkeynes.com) and the central business district.
- Accommodation: the property benefits from an existing hairdresser fit out, making it ideal for immediate re-use as a hairdressers. The fit out is very high quality, with numerous hairdressing stations and facilities in place. The unit could also be used for retail, given it's position on the ground floor of the CBX2, in an established retail area. The approximate floor areas are listed below:

Floor Area	SQ FT	SQ M
Ground Floor	1,095	102
Basement	672	62
TOTAL	1,767	164

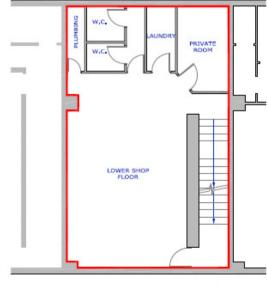
- **TERMS:** the property is available to let on a new lease basis for a length of lease to be agreed. The asking rent is £25,000 pax.
- Rates: all interested parties should contact Milton Keynes Council with regards the business rates liability for the property.
- Legal Costs: each party to bear their own legal costs incurred in this transaction.
- **Viewings:** further information and viewings strictly by appointment only via the sole letting Patrick Punch & Co.



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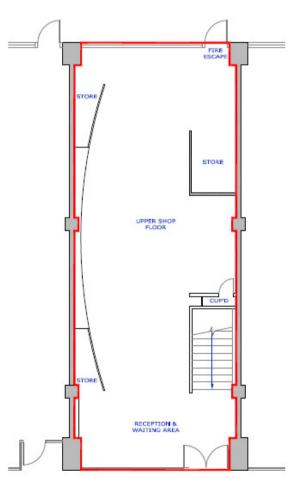
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UPPER BASEMENT

Contact: info@punch.org.uk or telephone 01908 311 517



GROUND FLOOR

PUNCH PATRICK PUNCH & CO.

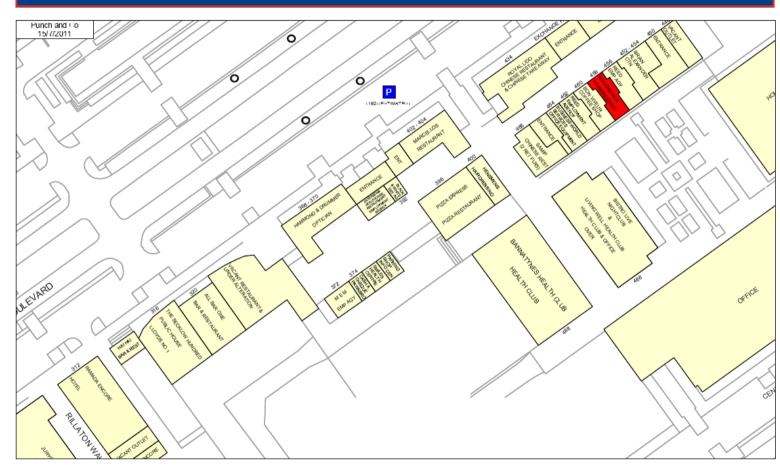
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www.punch.org.uk



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