

**378 Midsummer Boulevard
CBX2, Central Milton Keynes, MK9 2EA
Fully Fitted Retail Unit TO LET**

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PATRICK PUNCH & CO.

01908 311 517

4 MANOR FARM COURT, MILTON KEYNES, MK12 5NN

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- Ground Floor 959 sq ft
- Mezzanine 929 sq ft
- Attractive atrium unit with excellent natural lighting
- Part of very high quality CBX office complex with thousands of office workers
- Recently Fully Fitted Beauty Salon (subject to landlord transferring title)
- New lease on terms to be agreed
- Expressions of interest now invited from interested parties
- Ideally suit beauty, nails, hair, tanning etc. etc.

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- **Location:** Midsummer Retail is located at the heart of Milton Keynes situated near the main CMK Shopping Centre, at the heart of the central business area. Nearby operators include All Bar One and Browns Brassiere together with a range of retail and service occupiers.
- **Accommodation:** the property is a recently fully fitted Beauty unit. It benefits from a very high quality fit out and a double height prominent fully glazed frontage in the main mall. The approximate floor areas are as below:

Floor Area	SQ FT	SQ M
GF	959	89.09
FF	929	86.03

- **Terms:** the property is available to let on a new lease basis for a length of lease to be agreed. The asking rent can be obtained on application.
- **Rates:** The RV is £17,750 and rates payable for 2015/16 are £8,703. 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.



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MISREPRESENTATION ACT

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