

**Unit 378A Midsummer Retail  
CBX2, Central Milton Keynes, MK9 2EA  
A1 Coffee Shop Unit TO LET**

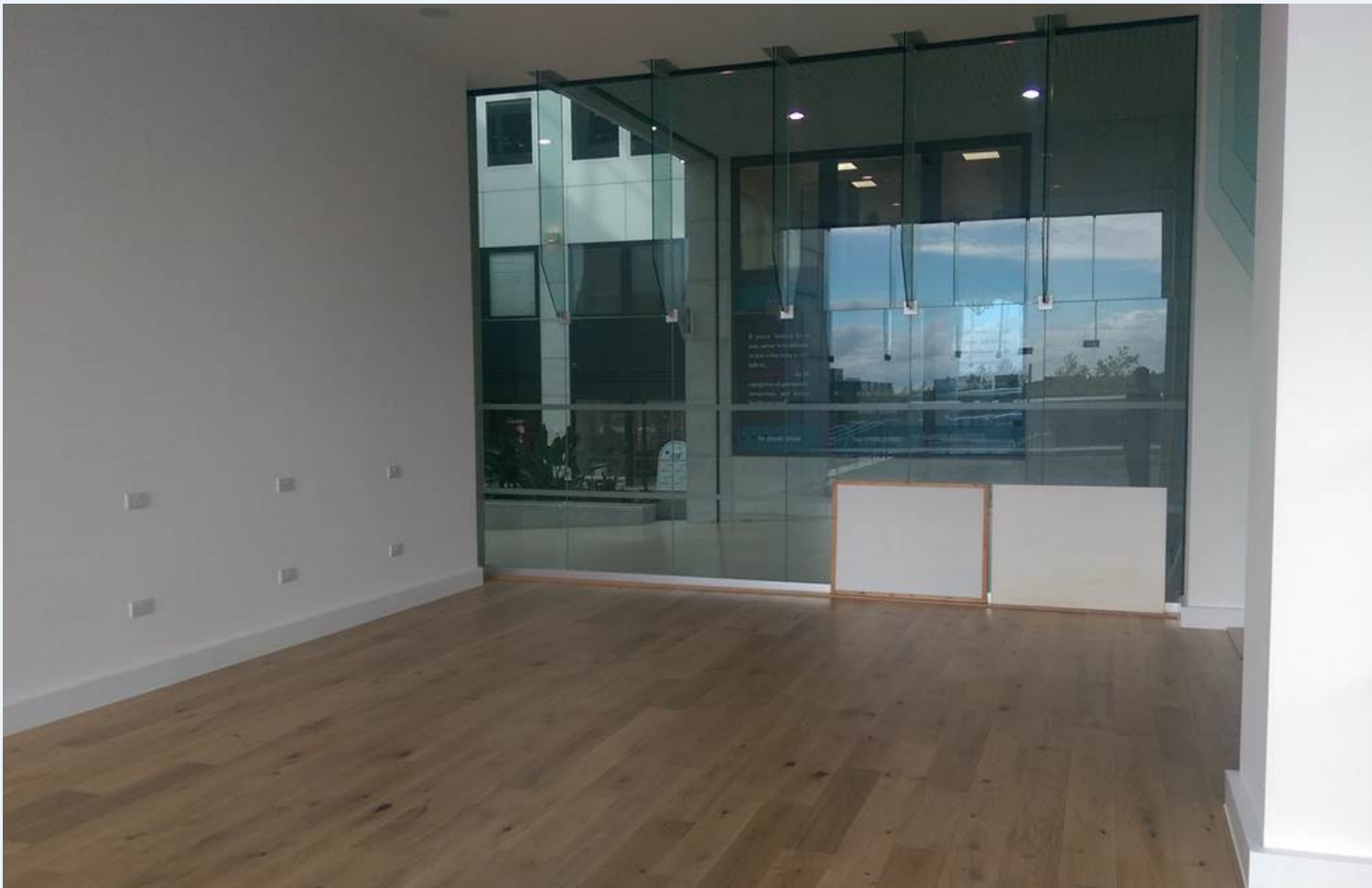
**PUNCH**

**PATRICK PUNCH & CO.**

**01908 311 517**

4 MANOR FARM COURT, MILTON KEYNES, MK12 5NN

**[www.punch.org.uk](http://www.punch.org.uk)**



- Ground Floor 633 sq ft available to let on new lease at £13,000 per annum
- Basic fit-out by landlord to include wooden flooring, air conditioning, suspended ceiling and new lighting
- Ready to receive tenant fit-out
- Outside and mall seating areas to be agreed
- High class coffee operator/sandwich bar required
- In walking distance of the Centre:MK
- 50,000 sq ft of occupied offices above

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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 Stateside, All Bar One and Browns Brassiere together with a range of retail and service occupiers.
- **Accommodation:** the property is a newly enhanced unit. It benefits from a prominent fully glazed return frontage in a corner location. The approximate floor areas are listed below:

Floor Area	SQ FT	SQ M
Ground Floor	633	58.8

- **Terms:** the property is available to let on a new lease basis for a length of lease to be agreed. The asking rent is £13,000 per annum exclusive of VAT.
- **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



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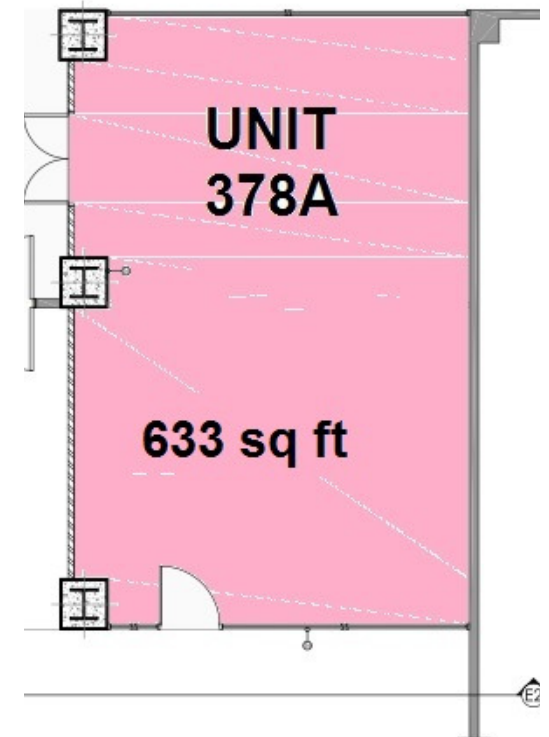
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Tel: 01908 311 517



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