

Two New A1 Retail Units (A1 or A2)

GF 1,150 & 1,200 sq ft

Units 6A & 6B, Exchange House

Central Milton Keynes MK9 2EA

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01908 311517



- Proposed split to create two new retail units
- Unit 6A : 1,150 sq ft GF with 1,115 sq ft lower GF
- Unit 6B : 1,200 sq ft GF

NB. Also available as existing double unit with GF 1,745 sq ft (can extend to 2,350 sq ft GF)

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- **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 is currently a double unit and benefits from an existing retail fit out as a newsagents and off-licence, making it ideal for immediate retail re-use. The unit could also be considered for other retail or restaurant, given its position on the ground floor of the CBX2, in an established retail area. The approximate floor areas are listed below:

Floor Area	Unit 6A	Unit 6B
Ground Floor	<i>1,150 sq ft</i>	<i>1,200 sq ft</i>
Upper Basement	<i>532 sq ft</i>	<i>n/a</i>
Lower Basement	<i>583 sq ft</i>	<i>n/a</i>

- **TERMS:** the property is available to let on a new lease basis with immediate possession for a length of lease to be agreed or as two single units on a pre-let basis. The asking rent is available on request.
- **Division:** landlord will create a GF only unit of 1,200 sq ft and a unit of GF 1,150 sq ft with 1,115 sq ft lower ground. If preferred a tenant could lease the existing double unit as it stands to provide 1,745 sq ft GF (could extend rearwards to total 2,350 sq ft GF)
- **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 agent Patrick Punch & Co.

**Unit 6, Exchange House
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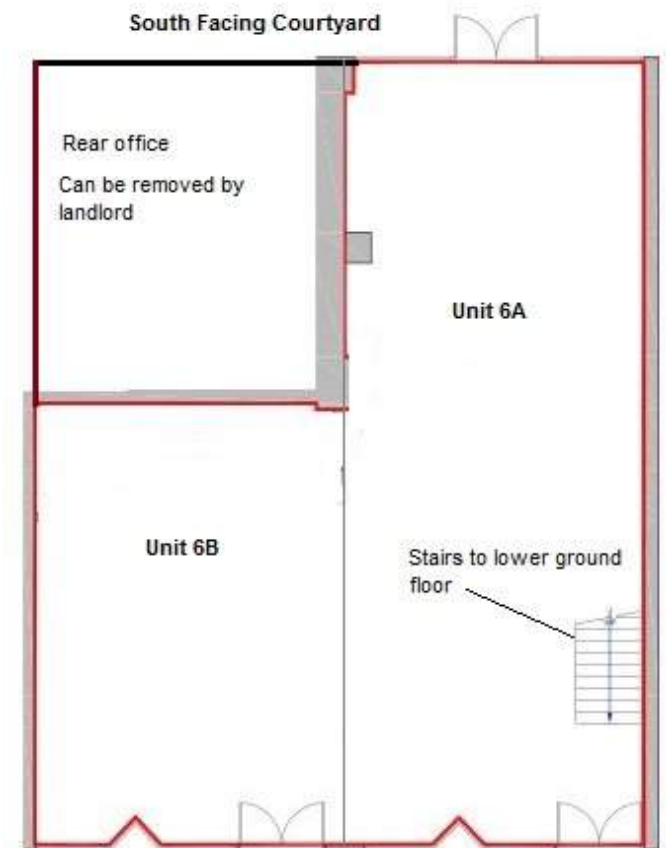
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**Outside south facing Courtyard Seating Area Shared
with Pizza Express and Holiday Inn**



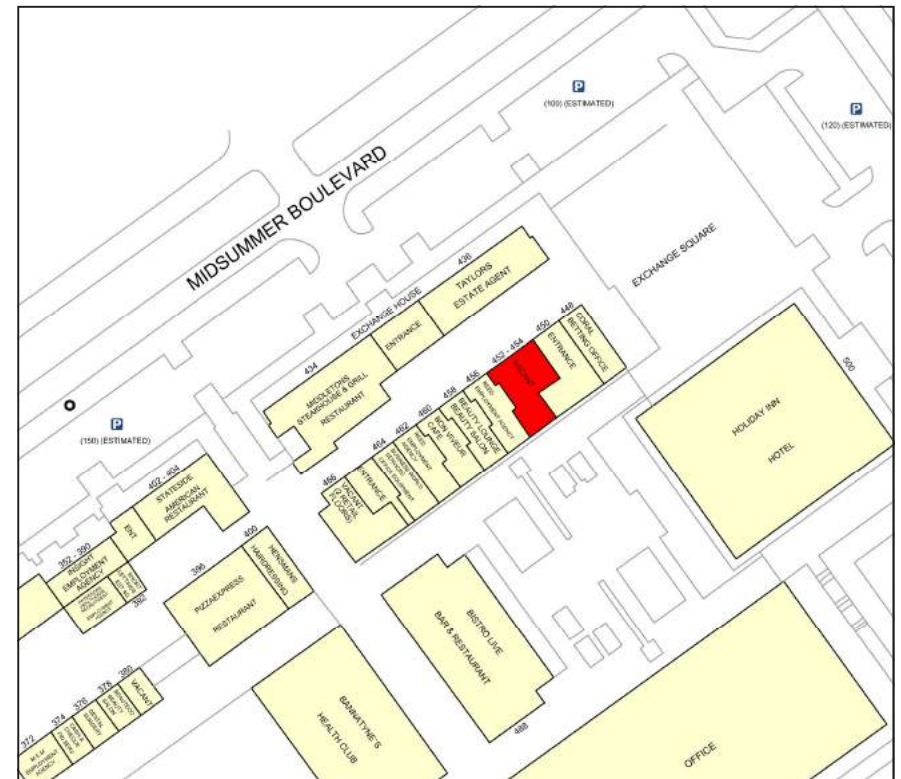
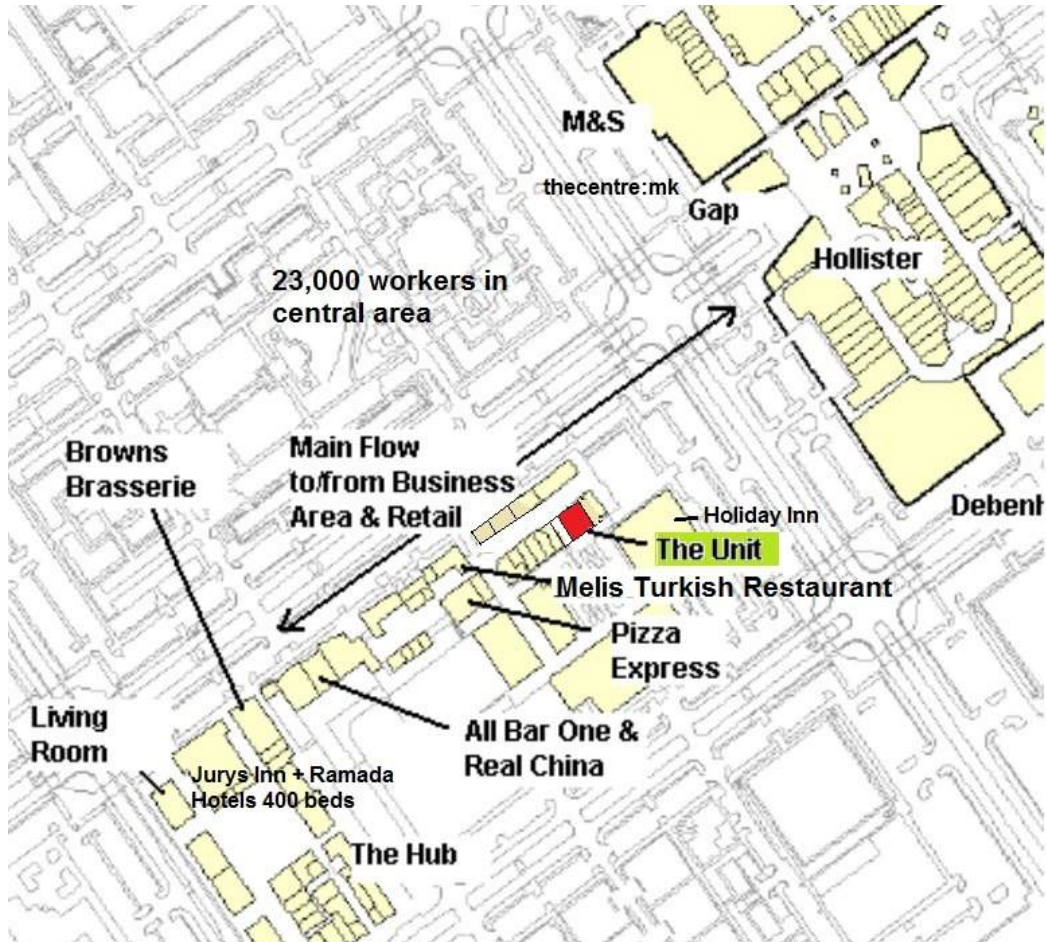
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Contact: info@punch.org.uk or 01908 311 517

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