

# FOR SALE

## INVESTMENT



- Location: brand new prominent retail local centre
- Other occupiers include convenience/off-licence, hot food takeaway, hair salon, dentist
- Situated amidst dense, mixed demographic residential development
- Large surrounding and extended mixed use catchment area
- Central Milton Keynes 3 miles
- Free parking within local centre square
- Common areas managed via recoverable service charge
- Use: valuable A5 consent

- Retail unit: 658 ft<sup>2</sup> (61.13 m<sup>2</sup>)
- Tenancy: 20 years from June 2017
- Review pattern: every five years
- Rent receivable: £16,500 pax

- Price: £274,977. VAT applicable
- Tenure: 999 year interest. £1,000 pa ground rent; 30 year reviews
- Rateable value & EPC: under assessment

**2 YEARLSTONE SQUARE, ASHLAND, MILTON KEYNES MK6 4AT**

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