

## To Let

### 57a, Aylesbury Street, Fenny Stratford, Milton Keynes, MK2 2BH

 £12,000 Per Annum

 596.33 Sq Ft / 55.4 Sq M

 A lock-up retail unit in a prominent position on Fenny Stratford high street is available to let. The property offers a retail area with an office and separate storage area to the rear. It also benefits from a small kitchenette and WC. A private car park to the rear allows 2 dedicated parking spaces.



For further information  
please contact:

Milton Keynes Office

01908 611408

MK16 8EN

## 57a, Aylesbury Street, Fenny Stratford, Milton Keynes, MK2 2BH

### Location

Fenny Stratford is a thriving small town adjacent to Bletchley which offers a wide selection of shops and restaurants on a small traditional high street with a real feeling of community.

Bletchley, just a short walk away, is an established town located 3 miles south of Milton Keynes, providing easy access to the A5, junction 14 of the M1 and has excellent rail links into London and the north.

Bletchley has attracted many large retailers including Asda and Ikea due to the extensive regeneration programme and the construction of the large sports/conference stadium, home of the MK Dons.

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

### Accommodation

#### Net Internal:

Zone A:	31.7 sq m	(341.22 sq ft)
Zone B:	16.6 sq m	(178.68 sq ft)
Staff kitchen:	2.3 sq m	(24.76 sq ft)
Ancillary Area:	4.8 sq m	(51.67 sq ft)
<b>Total:</b>	<b>55.4 sq m</b>	<b>(596.33 sq ft)</b>

### Rates

Rateable Value £8,000 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is E

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Jo Ferris [jo.ferris@stimpsonseves.co.uk](mailto:jo.ferris@stimpsonseves.co.uk)