

# TO LET

## PROMINENT RETAIL UNITS



**13-14 Stratford Road, Wolverton, Milton Keynes, MK12 5LJ**

**FROM 245 SQM (2,634 SQFT) TO 502 SQM (5,396 SQFT)**

- Unit 13 Let to Ruths Floral Design, Unit 14 available
- Prominently located opposite Tesco
- Extensive Frontage
- Suitable for Alternative Restaurant or Leisure use (STP)

## Location

Wolverton is a district of Milton Keynes and is approximately 4 miles from the City centre, which is within the County of Buckinghamshire. Nearby towns include Northampton (17 miles), Bedford (20 miles) and Dunstable (22 miles). The property can be conveniently accessed via junction 14 of the M1 and the A5

Rail services to London Euston are available in approximately 59 minutes.

## Demographics

Wolverton has an urban area population of approximately 61,000 people with around 208,000 people serving the greater district.

## Situation

The property itself is located on Wolverton High Street opposite a Tesco Superstore and forming part of parade including occupiers such as Coral Bookmakers and Unwin Wines. Other occupiers in the vicinity include Netto and Farmfoods as well as a wide range of local retailers. Tesco also propose an extension of its existing store and the introduction of additional retailers.

## Description

The property comprises a three storey period building of brick construction under a pitched roof. The retail element is provided at ground floor level with ancillary basement storage. First and second floors are also available via separate negotiation.

The accommodation is arranged as 2 retail units with wide prominent frontages to the High Street and separate entrances. Each property is arranged with retail frontages but with an extensive additional area to the rear which can be incorporated into the retail space. The property has the following approximate dimensions and areas:

	13 Stratford Road (left hand side)	14 Stratford Road (right hand side)
Frontage	5.54 m	5.51 m
Retail Sales	109.16 sq m (1,175 sq ft)	115.15 sq m (1,239 sq ft)
Additional Retail	116.45 sq m (1,253 sq ft)	114.04 sq m (1,228 sq ft)
Ground Floor Total	225.61 sq m (2,428 sq ft)	229.19 sq m (2,467 sq ft)
Basement Storage	46.60 sq m (502 sq ft)	-
Overall Total	501.40 sqm (5,396 sqft)	

Access is currently available to the first and second floors which maybe available by separate negotiation

Parking at the rear is also potentially available serving the property.

## Planning

We understand that the property has the benefit of Class A1 (retail) consent. The property may be suitable for alternative uses such as A3 Restaurant and A5 Takeaway or other uses Subject to Consent. Interested parties are advised to make their own enquiries of Milton Keynes Borough Council on 01908 691 691.

## Business Rates

We understand from the Local Rating Authority that the premises are currently assessed as a single hereditament including the first and second floors, as follows:

Description:	Shop and Premises
Rateable Value:	£25,250
Rates Payable:	£11,666

Interested parties are advised to rely on their own enquiries of Milton Keynes Borough Council and in the event of separate lettings the rateable value will be required to be reassessed.

## Terms

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

## Rent

On application

## VAT

All figures quoted are exclusive of VAT if applicable.

## Costs

Each party to be responsible for their own costs.

## Viewing/Information

Strictly by appointment with the sole agents:

Contact:	<b>Alfred Bartlett</b>	Contact:	<b>Thomas Bolton</b>
Direct Line:	<b>0121 454 6439</b>	Direct Line:	<b>0121 454 6439</b>
Email:	<b>alfred@bartlettproperty.co.uk</b>	Email:	<b>thomas@bartlettproperty.co.uk</b>



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