



- ⊕ Modernised Retail unit
- ⊕ 80.26 sq m / 864 sq ft
- ⊕ Mews Setting
- ⊕ Close to Waitrose
- ⊕ Thriving market town
- ⊕ Available Now

To Let

£15,000 Per Annum

6-7 Meadow Row, Buckingham, Buckinghamshire MK18 1PU



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Description

An excellent opportunity to secure a versatile retail unit situated in central Buckingham. This well-presented property is suitable for a range of uses including retail and office. The unit offers an ideal base for both new and established businesses looking to position themselves a thriving market area.

The premises are arranged over two floors with ground floor space of 14.55 sq m / 157 sq ft, and four rooms and small storage on the first floor totaling 65.71 sq m / 707 sq ft gross internal floor area.

The property benefits from lighting, toilets and two kitchens on ground and first floors.

Total - 80.26 sq m / 864 sq ft

Location

The property is situated on Meadow Row in Buckingham, close to all the town centre amenities. It is within a one minute walk of the main town centre car park which serves Waitrose and the specialist independent shopping area formed by Meadow Row, Meadow Walk and Cornwall Place.

Buckingham is a traditional market town and still has a weekly open market. It is also home to the first private University in England with a student population in excess of 2,000.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new effective full repairing and insuring lease on terms to be agreed.

Service Charge

There is a service charge applicable for the property. This includes, but is not limited to, building and ground maintenance, buildings insurance, and external signages.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £9,300.

Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied.

Energy Performance Certificate Rating

EPC - Rating of B

Viewings

Strictly by appointment through Robinson and Hall LLP.

**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road, Oakley,
Bedford, MK43 7TA**

Agent's Notes

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