

TO LET



Unit 3 Moreteyne Retail Park
Bedford Road
Marston Moretaine
MK43 0LE

- Prime Position
- Free Customer Parking
- Rear Access for Loading

Location

Marston Business Park is adjacent to Marston Park, a large new development of 480 houses in the village of Marston Moretaine, which has a range of local shops plus hotel. There are meeting facilities at the adjacent Marston Vale Forest Centre. The A421 dual carriageway is close, which links the M1 Junction 13 and the A1 Black Cat Roundabout.

Description

Moreteyne Business Park, located in the heart of Marston Moretaine, is a modern development featuring four main retail units. Currently, three of these units are occupied by Rumbles Fish Bar, McLaren Chemist, and Central Co-op. The retail park is designed around a large car park, providing ample parking space for visitors. This convenient setup makes it an accessible and attractive destination for local residents and visitors alike.

Terms

The premises are available by way of assignment of an existing lease for a period of 20-years, commencing in March 2018, at a rent of £18,500 per annum, subject to an ad-hoc service charge for the upkeep and maintenance of the communal parts of the property.

The Assignor is seeking a premium in the region £10,000.

VAT: This property has been elected for VAT and therefore, is payable on the lease.

EPC

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Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard with 6th edition.

Accommodation	Sq. M	Sq. Ft
Total	86.68	933

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

From enquiries we understand that for the current year the rateable value is £22,500 per annum.

Viewings

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