

# TO LET

**3,169 Sq Ft** (294.4 Sq M)

- Prominent retail location
- Suitable for a variety of users, historically as motor trade.
- Strong neighbouring occupiers to include Iceland and Lidl.
- Benefits from refurbishment



## 13 Dukes Drive

**Bletchley, Milton Keynes, MK2 2QG**

**>D KirkbyDiamond**

Contact: Paul Quy or Tate James

Tel: 01908 678 800

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- 13 Dukes Drive is located in central Bletchley, Milton Keynes and forms part of wider.
- It forms part of a larger retail scheme including other strong neighbouring occupiers including Lidl, Dominoes Pizza, Iceland and Pets & Friends.
- Within a short walking distance to Bletchley Station, providing rail access into convenient access into other major hubs.
- Access to A5 within 1.2 miles providing wider connection across Milton Keynes

/// what3words

///trash.cups.rabble

Google Maps

Click here



## DESCRIPTION

- 13 Dukes Drive is located end of terrace of a sort after retail scheme, including Lidl, Iceland, Dominoes and Pets & Friends.
- Benefits from refurbishment along with ramps and brake pit currently in situ.
- The premises was historically used by a motor trade user however could accommodate a variety of users.
- Multiple bi-fold constantina glazed doors to the front of the premise.

## TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £47,750 per annum exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Total	294.4 SQ M	3,169 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** The rateable value is £37,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:



PAUL QUY

07917 268653 [paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)



TATE JAMES

07810 746 885 [tate.james@kirkbydiamond.co.uk](mailto:tate.james@kirkbydiamond.co.uk)

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