

Confidentially available
On the instructions of Mango

**9 MIDSUMMER PLACE
MILTON KEYNES,
MK9 3G**



AN UNIQUE OPPORTUNITY TO ACQUIRE A UNIT IN A SUPERB CORNER LOCATION
IDEAL FOR A COFFEE SHOP

Milton Keynes is a fast growing city with a current catchment population of 875,000 persons. Over 1.6 million people live within a 40 minute drivetime, a high proportion in the professional/managerial class. Total catchment spend for non-food goods is £2,628,000,000 per annum.

LOCATION

Nearby are Virgin, New Look, The Gap, Zara, West One, Top Shop, Footlocker, and also within the centre are traders such as Debenhams, Karen Millen, Planet, Jane Norman, Oasis and many others.

ACCOMMODATION

The premises are arranged on ground floor only providing the following approximate dimensions and net internal floor areas:

Shop Frontage	64 ft	
Ground Floor Sales	1378 sq ft	128 sq m

LEASE

Held under a Full Repairing and Insuring Lease until 2015 subject to 5 yearly upward only rent reviews.

RENT

£95,000 per annum exclusive

TERMS

No premium is required

SERVICE CHARGE

The service charge for 2007 is expected to be about £12,000

VIEWING

All enquires should be via the sole agents, Ashwell Rogers.

Peter Morgan - 020 7529 5321

peter@ashwellrogers.com

SUBJECT TO CONTRACT
August 07