



SITUATION

Located just off Simpson Road in the heart of Fenny Stratford being a short walk to the local amenities on Aylesbury Street and a few hundred yards to Fenny Stratford Railway Station. Fenny Stratford lies approx. 2½ miles south of Milton Keynes and 1 mile east of Bletchley with easy access to the M1 (Junction 13).

PROPERTY

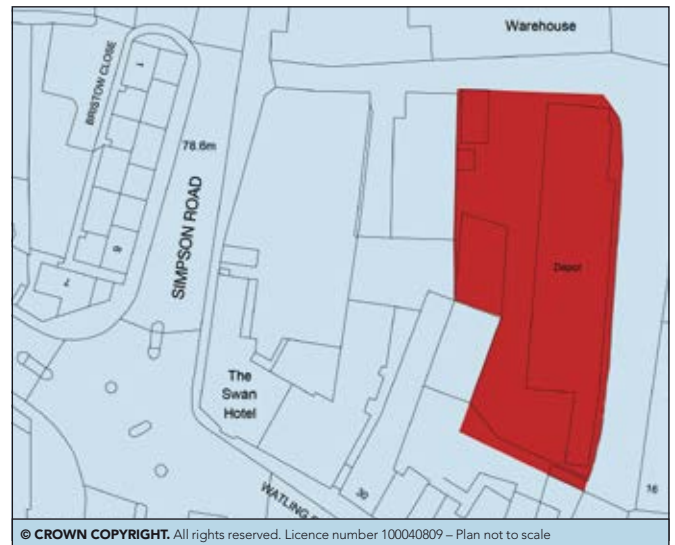
Comprising 3 separate Units as follows:

- Unit 1:** A **Single Storey Large Workshop** with high ceiling plus a rear single storey extension benefiting from 3 metal roller shutter doors, rear sliding metal doors and parking for at least 5 cars.
- Unit 2:** A **Single Storey Workshop** with a metal roller shutter door.
- Unit 3:** A **Two Storey Unit comprising Storage on the Ground Floor and Offices on the First Floor.**

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: There may be future development potential to convert the 3 units to Residential Use, subject to obtaining possession and the necessary consents.



**£24,250 p.a. Plus
1 Vacant Unit**

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

* Refer to Point 9 in the 'Notice to all Bidders' page



Unit 1



Interior of Unit 1



Unit 2



Unit 3

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1	Workshop GIA Approx. 6,690 sq ft incl. Kitchen & WC (Eaves Height 12'7") Plus Parking for at least 5 Cars	Just Tops (MK) Ltd (Kitchen Worktop Fabricators & installers)	For a term expiring on 24th July 2026 (in occupation since 2011)	£17,000	FRI (subject to a schedule of condition) Rent Reviews 2017 and 3 yearly.
Unit 2	Workshop GIA Approx. 2,000 sq ft (Eaves Height 12'7")	Michael Smith (Motor Repairs)	3 years from 14th July 2014 (in occupation since 2011)	£7,250	IRI The lease is outside s.24-28 of L & T Act 1954
Unit 3	Ground Floor Storage GIA Approx. 385 sq ft First Floor Offices GIA Approx. 385 sq ft Total GIA Approx. 770 sq ft	VACANT			

TOTAL

**£24,250 Plus
1 Vacant Unit**

VENDOR'S SOLICITORS

Druces LLP – Tel: 020 7638 9271

Ref: Ms Suzanne Middleton-Lindsley – Email: esml@druces.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £500 (including VAT) upon exchange of contracts