



SITUATION

Located in the same parade as **William Hill** and **Lloyds Bank** and only approx. 100 yards from the junction with High Street which houses a variety of multiple retailers including **Costa Coffee, Superdrug, Martins** and a **Post Office**.

Newport Pagnell lies approx. 5 miles north of Milton Keynes and 55 miles north-west of London benefitting from good road access to the M1 (Junction 14) some 2 miles to the south.

PROPERTY

Forming part of a parade comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat (currently used as offices)** on the first floor with uPVC windows. In addition, the property benefits from use of a rear service road

VAT is NOT applicable to this Lot

FREEHOLD

£21,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'10"
Internal Width	19'7"
Shop Depth	31'1"
Built Depth	37'11"
WC	

First Floor Flat (currently used as offices)

3 Rooms, Kitchen, Shower Room/WC
(GIA Approx. 720 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **ACCL Limited (car leasing)** for a term of 10 years from 1st September 2015 (**renewal of a previous lease – in occupation since 2009**) at a current rent of **£21,500 per annum** exclusive.

Rent Review 2020

Tenant's Breaks September 2018 & September 2021.

Note: Refer to Lots 9, 17 & 32 for other properties in this parade.

VENDOR'S SOLICITORS
Fladgate LLP - Tel: 020 3036 7000
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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