



**SITUATION**

Located adjacent to **William Hill** 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 Double Bank** with internal access to **Ancillary Space** on part first floor and separate rear access to a **Self-Contained Flat** on part first floor. In addition, the property benefits from use of a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£28,500 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<sup>1</sup>**

**Ground Floor Double Bank**

Gross Frontage	39'4"
Internal Width	38'4"
Built Depth	37'11"
Area Approx.	930 sq ft <sup>2</sup>

**First Floor Ancillary (Above No. 7)**

Area Approx. 495 sq ft<sup>2</sup>

**First Floor Flat (Above No. 9)**

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

<sup>1</sup>Not inspected by Barnett Ross

<sup>2</sup>Areas from VOA.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc (having approx. 1,300 branches) (T/O for Y/E 31/12/15 £31.03bn, Pre-Tax Profit £1.37bn and Shareholders' Funds £46.96bn)** for a term of 5 years from 17th August 2015 (**renewal of a previous lease**) at a current rent of **£28,500 per annum** exclusive.

**Tenant's Break August 2018 (Tenant pays a rent penalty of £7,125 if Break is operated).**

**Note 1: The Tenant sublets the flat on an AST.**

**Note 2: Refer to Lots 17, 23 & 32 for other properties in this parade.**

**VENDOR'S SOLICITORS**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Katherine Tweed - Email: ktweed@fladgate.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