



SITUATION

Occupying a busy trading position opposite the **Agora Shopping Centre and Open Air Market** (Wednesday, Friday, Saturday) and amongst multiples such as **Betfred, The Co-Operative Food, Nationwide** and **The Co-Operative Travel**.

Wolverton lies 2 miles north of Milton Keynes and benefits from excellent road access via the A5 and M1 (Junction 14).

VAT is NOT payable in respect of this Lot

FREEHOLD

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at First & Second Floor level. In addition, there is a **Rear Workshop** accessed via Radcliffe Street.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'7" Internal Width 12'4" Shop Depth 26'10" Built Depth 38'10" WC	Elizabeth Gaughan (Mens Hairdressers)	10 years from 14th March 2011 (In occupation for 8 years)	£9,500	FRI (subject to a schedule of condition) Rent Review 2016 Excluding sections 24-28 of the L & T Act 1954. Note 1: Tenant's Break any time within 1 year of the 2016 rent review being agreed.
First & Second Floor Flat	4 Rooms, Loft Room (5'8" restricted height) Kitchen, Shower Room/WC	Individual	1 year from 22nd July 2011	£7,800	AST £831 Rent Deposit held
Rear Workshop	Area Approx 250 sq ft*	VACANT			

*Not inspected. Area provided by Vendor.

Note 2: The Buyer will contribute £1,800 + VAT towards the Vendor's legal costs.

TOTAL	£17,300 Plus Vacant Workshop
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Note 3: The Vendor has received email notification from the Local Authority requesting the repair or replacement of windows to the flat.

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

KINGSBURY
www.kingsburyconsultants.co.uk

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