

LOT  
A

128 Queensway, Bletchley,  
Milton Keynes,  
Buckinghamshire MK2 2RU

Guide Price £350,000  
ON BEHALF OF JOINT LPA RECEIVERS

FREEHOLD FOR SALE BY PUBLIC AUCTION  
THURSDAY 9TH MAY 2013 AT 1 PM  
(UNLESS SOLD PRIOR)  
AT THE RADISSON BLU PORTMAN HOTEL,  
22 PORTMAN SQUARE, LONDON W1H 7BG

6 WEEK COMPLETION



#### SITUATION

Located on a prominent corner position at the junction with Brooklands Road, adjacent to **British Heart Foundation**, and amongst such multiples as **William Hill, Nisa Local, Nationwide, Lloyds TSB, New Look, Dorothy Perkins, Costa, Next, Greggs, Barclays** and **Betfred**. The property is within easy walking distance of Bletchley Rail Station and benefits from good road links to the A5 and the A421. Bletchley lies approximately 4 miles south east of Milton Keynes Town Centre and 20 miles south east of Northampton.

#### PROPERTY

A two storey corner property comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. In addition the property benefits from separate access via a rear yard.

**VAT is NOT payable in respect of this Lot**

#### FREEHOLD

**Note: There is potential to convert the upper part into residential use, subject to obtaining possession and the necessary consents.**

**£35,000 per annum**

#### VENDOR'S SOLICITORS

Wedlake Bell - Tel: 020 7395 3167  
Ref: P. McGrath Esq - Email: pmcgrath@wedlakebell.com

#### ACCOMMODATION

##### Ground Floor Shop

Gross Frontage	29'0" (incl. splay)
Internal Width	20'6"
Shop Depth	57'0"
Built Depth	72'0"
Area	Approx 1,233 sq ft

##### First Floor Ancillary

Area	Approx 1,390 sq ft
2 WCs	

**Total Area** **Approx 2,623 sq ft**

#### TENANCY

The entire property is let on a full repairing and insuring lease to **Baleday Ltd as a 24 hr/7 day Gaming Centre (having approx 63 branches – Parent Company is Gauselmann Group – a €1.7bn enterprise)** for a term from 1st July 2012 to 30th November 2025 **(in occupation since 2010)** at a current rent of **£35,000 per annum** exclusive.

**Rent Reviews 2015 and 5 yearly thereafter based on 2.7% p.a. compound therefore rising to £39,987.13 p.a. in 2015.**



Brook Point 1412 High Road, Whetstone, London N20 9BH  
Tel: 020 8492 9449 Fax: 020 8492 7373 Ref: JB/ST

General Conditions and Memorandum  
As per Barnett Ross Catalogue 9th May 2013  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts

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The Property

