



**SITUATION**

Located adjacent to **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.

**VAT is NOT applicable to this Lot**

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** on the first floor with uPVC windows. In addition, the property benefits from use of a rear service road.

**FREEHOLD**

**Note: Refer to Lots 9, 23 & 32 for other properties in this parade.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 11/13 (Double Shop)	Gross Frontage 41'8" Internal Width 39'5" Shop Depth 30'9" Built Depth 37'11" 3 WCs	<b>William Hill Organization Limited (having over 2,300 branches)</b> (T/O for Y/E 29/12/15 £73.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)	10 years from 17th December 2009 <b>(renewal of a previous lease)</b>	£25,200	FRI <b>The tenant did not operate its 2014 Break Clause.</b>
No. 11a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual	6 months from 15th June 2015	£6,600	AST <b>Holding over</b>
No. 13a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>VACANT</b>			

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

**TOTAL**      **£31,800 plus Vacant Flat**

**£31,800 p.a. plus Vacant Flat**

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

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

**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