



**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 access to a **Flat (currently used as offices – see Note 1)** 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**

**Note 1: The flat originally had a separate rear access which was subsequently removed but could easily be re-instated in order to create a self-contained unit.**

**£19,000 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	29'5"
Built Depth	37'11"
WC	

**First Floor Flat (currently used as offices)**

3 Rooms (one room has been partitioned into two rooms), Kitchen, Shower Room/WC (GIA Approx. 680 sq ft)

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Northwood MK Ltd (with personal surety) as estate agents (franchisee trading under the Northwood brand which has 85 branches)** for a term of 10 years from 17th September 2016 (**renewal of a previous lease – in occupation since 2007**) at a current rent of **£19,000 per annum** exclusive.

**Rent Review and Tenant's Break 2021**

**Note 2: Refer to Lots 9, 17 & 23 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