



SITUATION

Occupying a prominent trading position in the main retail thoroughfare, adjacent to **Martin's**, opposite **Barclays** and amongst multiples such as **Post Office, Tesco Express, Co-Op** as well as a host of local traders. Woburn Sands is a popular area lying approx. 5 miles east of Milton Keynes and approx. 12 miles south-west of Bedford benefitting from good road links via the M1 (Junction 13).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'9" Internal Width 13'0" Shop Depth 24'0" Built Depth 33'11" External WC External Storage	Age Concern Milton Keynes (Charity Shop) (Part of the Age UK Charity Group having approx. 450 branches)	15 years from 24th June 2009 (in occupation for approx. 25 years)	£13,000	FRI
First Floor Flat	Not inspected	Square Tree Limited	999 years from 2nd April 2019	Peppercorn	FRI
				Total: £13,000	

£13,000 per annum

The Surveyors dealing with this property are **Joshua Platt** and **Jonathan Ross**

Vendor's Solicitors

Heather Mains & Co
Tel: 020 8906 6660 Ref: Bela Patel
Email: bela@hmains.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page