

lot 40 156 Queensway, Bletchley, Milton Keynes Buckinghamshire MK2 2RS

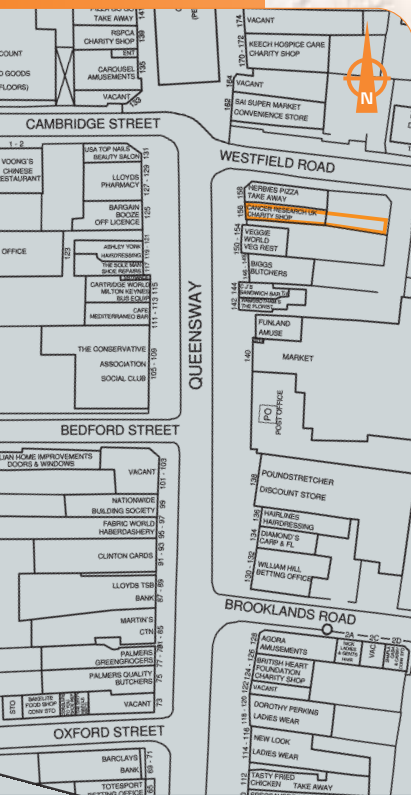
Rent
£13,900
per annum
exclusive
(subject to
note 2)

Freehold Retail Investment

- Entirely let to Cancer Research UK until 2020 (no break)
- Located on Queensway, Bletchley's prime retailing pitch
- Nearby occupiers include Lloyds Pharmacy, The Post Office, Nationwide, Clinton Cards, Lloyds TSB and William Hill
- Six Week Completion Available



On behalf of Joint LPA Receivers,
Philip Matthews and Edward Starling
Wedlake Bell



Location

Miles: 4 miles south of Milton Keynes
27 miles north-west of Hemel Hempstead
55 miles north-west of London
Roads: A5, A421, M1, M40
Rail: Bletchley Mainline Station (41 minutes to London Euston)
Air: Luton Airport

Situation

The property is situated on the southern side of Queensway, Bletchley's principal retail thoroughfare, and benefits from nearby occupiers including Lloyds Pharmacy, The Post Office, Nationwide, Clinton Cards, Lloyds TSB and William Hill.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor. The property also benefits from an area to the rear used for car parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	80.68 sq m (868 sq ft)	CANCER RESEARCH UK (1)	8 years from 10/07/2012 until 09/07/2020 on a full repairing and insuring lease	£13,900 (2)	10/07/2016
First	Ancillary	41.88 sq m (451 sq ft)				
Totals		122.56 sq m (1,319 sq ft)			£13,900 (2)	

- (1) Cancer Research UK is the UK's leading cancer charity. They fund world-class research into all aspects of cancer, providing information and influencing public policy. Cancer Research UK run nearly 600 shops across the UK. (Source: www.cancerresearchuk.org 17/09/2012)
- (2) For the purposes of clarification, Cancer Research UK are currently benefiting from a rent free period due to expire on 10th January 2013. The seller has agreed to adjust the completion monies so that the retail unit will effectively produce £13,900 from completion of the sale.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Lawrence Graham LLP
4 More London Riverside, London SE1 2AY.
Tel: +44 (0)20 7759 6566.
Email: stuart.glover@lg-legal.com
Ref: Stuart Glover.