

125-131 Queensway Bletchley, Milton Keynes, Bedfordshire MK2 2DH

lot 1

Freehold Retail Parade Ground Rent Investment

- Entirely let until 2088
- Comprises three retail units with self-contained office accommodation
- Rent reviews geared to 35.5% of open market rental value

- Prominent corner position on prime retailing pitch
- Nearby occupiers include Superdrug, Costa Coffee, Nationwide, Lloyds TSB and William Hill
- On-site car parking
- Six Week Completion Period Available

Rent
£18,000
per annum
exclusive



On behalf of Joint LPA
Receivers, Phillip Matthews
and Edward Starling

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 northern side of Queensway, Bletchley's principal retail thoroughfare, and benefits from nearby occupiers including Superdrug, Costa Coffee, The Post Office, Nationwide, Lloyds TSB and William Hill.

Description

The property comprises three ground floor retail units with self-contained first floor office accommodation. The property benefits from on-site parking to the rear for approximately 8 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. 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 and inspection. 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

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
125	Ground	Retail	123.51 sq m (1,330 sq ft)	SABRECHANCE LIMITED (1) (2)	125 years from 24/06/1963 until 23/06/2088 on a full repairing and insuring lease	£18,000	24/06/2026 and 21 yearly thereafter (3)
127 - 129	Ground	Retail	126.32 sq m (1,359 sq ft)				
131	Ground	Retail	53.37 sq m (575 sq ft)				
125A - 131A	First	Office	285.11 sq m (3,069 sq ft)				
Totals			588.31 sq m (6,333 sq ft)			£18,000	

(1) Sabrechance Limited is a registered Charity No. 290915. (Source: www.charitycommission.gov.uk 18/02/2013)

(2) The property has been sublet and the retail units are currently occupied by tenants trading as Lloyds Pharmacy, Bargain Booze and USA Top Nails.

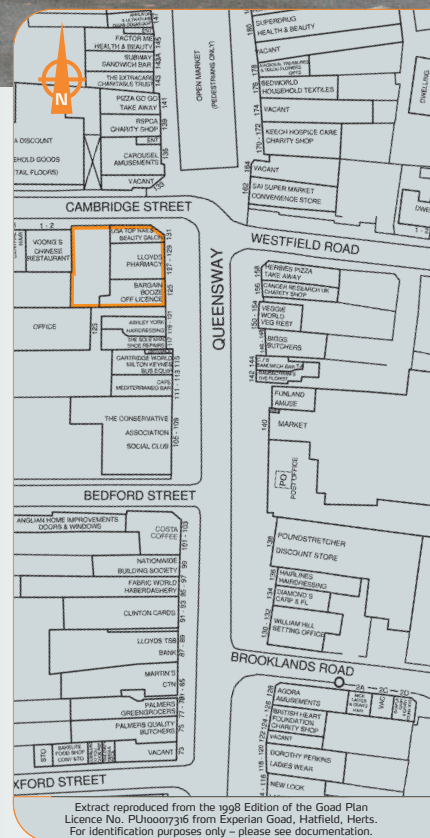
(3) The rent is reviewed to 35.5% of the open market rental value of the property

For further details please contact:

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