

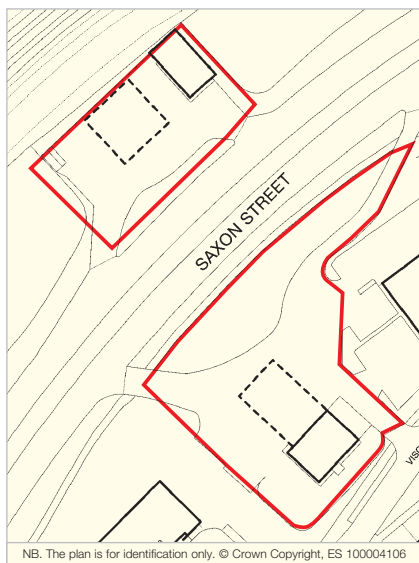
Bletchley Petrol Filling Stations Saxon Street Buckinghamshire MK2 2JP

- **Freehold Petrol Station Investment**
- Let on assignment from BP Oil UK Limited
- Lease expires 2027
- Comprising two sites either side of Saxon Street
- 2009 Rent Review Outstanding
- Current Rent Reserved
£70,000 pa

On the Instructions of
Milton Keynes Parks Trust Ltd



**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Milton Keynes is one of the UK's most successful New Towns having been first designated in 1967 and grown rapidly to its current population of approximately 176,000. The city is strategically located midway between London, 54 miles to the south-east, and Birmingham, 73 miles to the north-west. The city benefits from excellent communications, lying adjacent to Junctions 13 and 14 of the M1 motorway with the A5 trunk road running through the city. Frequent mainline rail services are available from Milton Keynes Central to London (Euston and Birmingham New Street). The properties are located to the north of Bletchley on Saxon Street (B4034), a main road in Milton Keynes. The A5 is approximately 1 mile to the north. The north site is accessed from Saxon Way whilst the south site has the benefit of access from both Saxon Way and Viscount Way. Nearby occupiers include Lidl, Domino's, Iceland and Asda.

Description
The property comprises two petrol stations either side of Saxon Way both of which include a single storey building comprising a shop, store, office and WC. In addition, the south side includes a cold store and hand car wash facility, which we understand is sub-let. The north site contains ten petrol pumps, including two for HGVs. The south side contains eight petrol pumps.

The property provides the following accommodation:		
North Site Area	0.136 Hectares	(0.34 Acres)
South Site Area	0.292 Hectares	(0.72 Acres)
Total Site Area	0.428 Hectares	(1.06 Acres)

Tenancy

The entire property is at present let to H K S RETAIL LIMITED, on assignment from BP OIL UK LIMITED, for a term of 40 years from 3rd November 1987 at a current rent of £70,000 per annum, exclusive of rates. The lease provides for rent reviews in the third year and five yearly thereafter, and contains full repairing and insuring covenants. The 2009 rent review is outstanding. Under the terms of the lease, BP Oil UK Ltd are liable for the rent on the lease under privity of contract.

Tenant Information

For the year ended 31st December 2009, BP Oil UK Limited reported a turnover of £6,803.6m, a pre-tax profit of £33.6m and a net worth of £534.5m. (Source: riskdisk.com 05.01.2011.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 21 Bletchley**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms Protima Sikdar, Kimbells. Tel: (01908) 350257 Fax: (01908) 685097 e-mail: protima.sikdar@kimbells.com