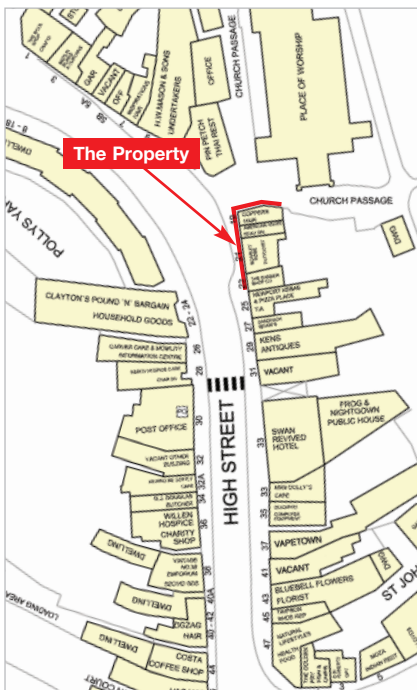


# Newport Pagnell

17-23 High Street  
Buckinghamshire  
MK16 8AR

- Freehold Parade of Shops Investment
- Town centre location
- Comprises four shops (one sold off) and two flats sold off
- No VAT applicable
- Fixed uplifts in 2017, 2018 and 2019
- Total Current Rents Reserved **£25,875 pa** rising to **£26,125 in 2017**, **£26,875 in 2018** and **£27,125 in 2019**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Newport Pagnell, with a population of some 14,800, is a popular Buckinghamshire town. The town is located some 18.5 miles south-east of Northampton and some 8 miles north of Milton Keynes. Road communications are excellent, with the M1 Motorway (Junction 14) some two miles to the south.  
The property is situated on the south side of High Street, at its junction with Church Passage.  
Occupiers close by include Post Office and many other local traders.

**Description**  
The property is arranged on ground and two upper floors to provide four ground floor shops, one of which has been sold off on a long lease. No.21 benefits from a basement accessed via a trap door and which has a restricted head height of c.1.45m. The upper floors comprise two flats which have been sold off on long leases.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
17 High Street	Miss Thi T Nguyen & Paul Morrison	Ground Floor 21.00 sq m (226 sq ft)	A term of years expiring 04.05.2023 Rent review and tenant break option May 2020 IR & I	£6,500 p.a. (1)	Rent Review 2020
19 High Street	DJ & PH Leggett	Ground Floor (2) 32.96 sq m (355 sq ft)	9 years from 10.03.2014 Rent review and tenant break option March 2020 FR & I	£7,000 p.a. (1)	Rising to £7,250 in 2018 and £7,500 in 2019
21 High Street	Mr J Spaven	Basement 9.10 sq m (98 sq ft) Ground Floor 40.55 sq m (436 sq ft)	6 years from 01.06.2016 Fixed uplifts in years 2 and 3 Rent review and tenant break option 2019 FR & I	£12,250 p.a. (1)	Rising to £12,500 in 2017 and £13,000 in 2018
23 High Street	Mr N Vokes	Ground Floor 33.35 sq m (359 sq ft)	999 years from 10.06.1988	Nil	Reversion 2987
Flat, 17-19 High Street	Individual	Flat	125 years from 01.01.2002	£125 p.a. with fixed uplifts	Reversion 2127
Flat, 21-23 High Street	Individual	Flat	999 years from 10.06.1988	Nil	Reversion 2097

(1) A rent deposit is held.  
(2) Not inspected by Allstop. Area taken from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

**Total £25,875 p.a.**

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** A Goodwin, Brignalls Balderston Warren. Tel: 01462 482248 e-mail: [a.goodwin@bbwlaw.biz](mailto:a.goodwin@bbwlaw.biz)