

Ampthill
Units 1-3 Claridges
Chambers
110-114 Dunstable
Street
Bedfordshire
MK45 2JP

- **Freehold Shop and Residential Investment**
- Comprising three shops and three flats
- Grade II Listed
- Town centre location
- Rent Reviews from 2018
- Total Current Rents Reserved

£27,088 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.



Tenure

Freehold.

Location

Location: Amptill is an attractive historic town situated 8 miles south of Bedford, 5 miles north of Junction 12 of the M1 Motorway. Thameslink rail services to London, Luton and Gatwick Airports are available at Flitwick Station, which is some 2 miles to the south.

The property is situated in the town's main retail thoroughfare, located on the west side of Dunstable Street, at its junction with Woburn Street. Occupiers close by include Age UK (adjacent), Costa Coffee, NatWest Bank, Waitrose and The Post Office as well as a range of local shops and restaurants.

Description

This substantial Grade II listed building is arranged on basement, ground and one upper floor to provide three ground floor shops with three self-contained residential flats at first floor level. The basement provides four chambers that can be accessed separately via an entrance off Woburn Street. The building has rear access via Claridges Lane serving one of the flats and two of the retail units.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Ms Tracy Hall (Beauticians) (presently fitting out)	Ground Floor	30 sq m	(320 sq ft)	10 years from 28.02.2018 (1) Rent review at the 5th year IR & I	£6,500 p.a. (Rising to £9,000 in 2020) (2) (3)	Rent Review 2023
Unit 2	Denise Margaret Inns (t/a The Coffee Pot)	Ground Floor	36 sq m	(385 sq ft)	15 years from 25.03.2008 Upward only rent review every 5th year FR & I	£6,000 p.a. (4)	Rent Review March 2018 outstanding
Unit 3	Mr PF Cleevley (t/a Picture Corner)	Ground Floor	52 sq m	(562 sq ft)	20 years from 29.09.2008 Rent review every 5th year FR & I	£6,500 p.a.	Rent Review 29.09.2018
Basement and First Floor	Aragon Housing Ltd	Basement – Four Chambers First Floor – 3 x One Bedroom Flats			15 years from 25.03.2012 Rent review every 3rd year linked to RPI FR & I	£8,088 p.a.	Rent Review 25.03.2018

Total £27,088 p.a.

(1) Tenant only break clause on 25th December 2020 subject to 3 months' notice. Rent commencement date 29th September 2018.
(2) Rising to £9,000 from 25th December 2020 to 24th December 2023. A rent deposit of £1,625 is held.
(3) The tenant has a rent free period until 29.09.2018.
(4) A rent deposit of £1,500 is held.

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 D Garner, Giffen and Archer. Tel: 01525 372681 e-mail: denise@gca-law.com

Joint Auctioneer S Magorrian Esq. Brown & Lee Chartered Surveyors. Tel: 01908 508100 e-mail: stevenm@brownandlee.com