

# Bletchley

## 216/220 Queensway

### Milton Keynes

### Buckinghamshire

### MK2 2ST

- Freehold Estate Agent and Office Investment
  - Town centre location
  - Includes large rear car park with redevelopment potential (1)
  - Leases expiring in 2026 and 2028 (2)
  - No VAT applicable
  - Rent Reviews from 2019
  - Total Current Rents Reserved
- £29,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.



#### Tenure

Freehold.

#### Location

Bletchley is located 3.5 miles south of central Milton Keynes and approximately 52 miles north of London. Road communications are good, with the A5 and A421 providing links to the M1 to the east and the M40 to the west. Bletchley Rail Station provides regular services to London Euston.

The property is situated fronting the south side of Queensway, at its junction with Leon Avenue, a short distance east of Elizabeth Square car park and the main retail provision.

Occupiers close by include Taylors Estate Agents, Carters Estate Agents, Aztec Estate Agents, Inspired Estate Agents (opposite), Move Me Estate Agents, Connells Estate Agents, Pizza Hut Delivery, Subway, NatWest and Wetherspoons (opposite), amongst others.

#### Description

The property is arranged on ground and one upper floor to provide two adjoining properties. No 216 provides an estate agent to the ground floor

with ancillary accommodation above, whilst No 220 provides office accommodation over ground and first floor. There is a large car park to the rear, accessed from Leon Avenue, which is included in the sale. The first floor of No 216 benefits from an external staircase to the side of the property.

#### Planning (1)

The rear car park may be suitable for redevelopment subject to the existing leases and necessary consents. All enquiries should be made via Milton Keynes Council. Website Address: [www.milton-keynes.gov.uk](http://www.milton-keynes.gov.uk)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://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
220	Osborne Morris and Morgan (A Firm) Solicitors	Ground Floor First Floor 28.95 sq m 29.90 sq m (312 sq ft) (322 sq ft)	25 years from 25.03.2001 Rent review every 3rd year FR & I	£18,000 p.a.	Rent Review 2019
216	South East Capital Limited (4)	Ground Floor First Floor 59.75 sq m 29.45 sq m (643 sq ft) (317 sq ft)	10 years from 27.02.2018 (2) (5) Rent review in the 5th year FR & I (3)	£11,000 p.a.	Rent Review 2023

- (2) There is a tenant break option in February 2023.  
 (3) Subject to a Schedule of Condition.  
 (4) John Elliot and Anne Elliot acting as Guarantors.  
 (5) Excluded from the provisions of the Landlord & Tenant Act 1954.

**Total £29,000 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

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