

Woburn Sands

43/45 High Street
Milton Keynes
Buckinghamshire
MK17 8RB

- Freehold Shop and Residential Investment
- Well located in popular and prosperous town centre
- Tenant holding over
- No VAT applicable
- Current Rent Reserved

£13,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Woburn Sands is a prosperous village, which straddles the border between Bedfordshire and Buckinghamshire and is situated some 3 miles south-east of Milton Keynes centre. The village enjoys excellent communications, with the M1 at Junction 13 within 2 miles and the national rail network is available at Milton Keynes. Woburn Safari Park, Abbey and Championship golf course are 2 miles to the south.

The property is located on the east side of the High Street (A5130), close to its junction with Club Lane.

Occupiers close by include Co-operative Food, Barclays, Age UK, The Post Office and a pharmacy, amongst other local shops and restaurants.

Description

The property is arranged on basement, lower ground, ground and one upper floor to provide a shop presently trading as a dry cleaners, whilst the first floor comprises residential accommodation. Part of the shop has been subdivided to provide an additional self-contained shop unit with ancillary first floor accommodation, which currently trades as a florist and has been sublet. The property benefits from additional access from Club Lane.

The property provides the following accommodation and dimensions:

Gross Frontage	9.05 m	(29' 8")
Net Frontage	8.20 m	(26' 10")
Shop Depth	3.95 m	(12' 11")
Built Depth	11.00 m	(36' 1")
Lower Ground Floor	41.80 sq m	(450 sq ft)
Basement	22.75 sq m	(245 sq ft)
Ground Floor	27.30 sq m	(294 sq ft)
First Floor	30.45 sq m	(328 sq ft)
Total	122.30 sq m	(1,317 sq ft)

Tenancy

The entire property is at present let to MS J CUSHING (t/a Jeeves of Woburn) for a term of 5 years from 1st September 2009 at a current rent of £13,000 per annum. The lease contains full repairing and insuring covenants. The tenant is presently holding over. A rent deposit of £1,875 is held. Part of the property has been sublet.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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

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