

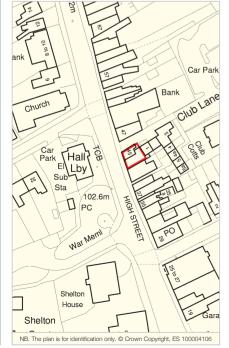
Woburn Sands 43/45 High Street Milton Keynes Buckinghamshire MK17 8RB

- 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  $\pounds13,000$  per annum. The lease contains full repairing and insuring covenants. The tenant is presently holding over. A rent deposit of  $\pounds1,875$  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.allsop.co.uk

#### **Energy Performance Certificate**

For EPC Rating please see website.

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