

Milton Keynes Units A1, A2, A3 & C Falcon Drive Old Stratford Buckinghamshire MK19 6FG

- **Freehold Shop Investment**
- Four retail units adjacent to the A5
- Active management opportunities
- Total Current Rents Reserved
£29,250 pa
Plus Two Vacant Units

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure

Freehold.

Location

Milton Keynes, with a population of 195,687, lies approximately 50 miles to the north of London, 70 miles south-east of Birmingham and 40 miles north-east of Oxford. The town benefits from good communications with Junctions 13 and 14 of the M1 to the north-east.

The property is situated in Old Stratford, approximately 5 miles north-west of central Milton Keynes and 1 mile from Stoney Stratford.

More particularly, the property is adjacent to the A5 at the roundabout with the A508 and A422. Travelodge is adjacent and the immediate surrounding area is a mix of commercial and residential properties.

Occupiers close by include Travelodge, Little Chef and a Hyundai Car dealership.

Description

The property is arranged on ground floor only and forms part of a terrace of six retail units with car parking. Units B and D have been sold and do not form part of the sale.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

Please refer to special conditions of sale.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter

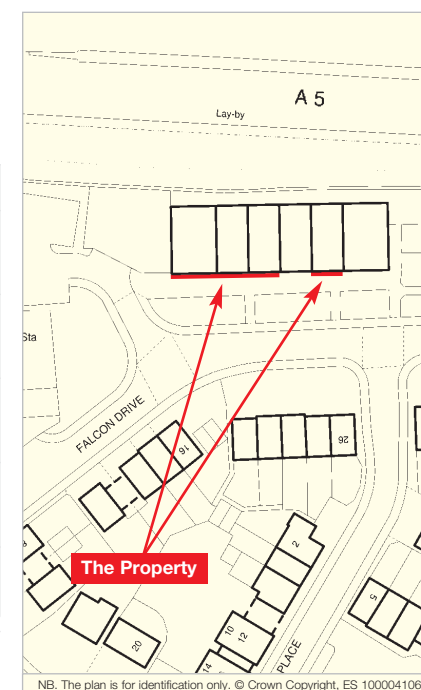
Lot 223 Milton Keynes.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
A1	Salt Cave MK Ltd	Gross Frontage 9.50 m (31' 2") Net Frontage 4.20 m (13' 9") Shop & Built Depth 13.30 m (43' 8") Ground Floor 123.65 sq m (1,331 sq ft)	10 years from 04.04.2011 Rent review every 5th year FR & I (1)	£15,250 p.a. (1)	Lease contains an option to purchase at £230,000 in years 1 and 2 and £260,000 in year 3 Rent Review 2016
A2	Vacant	Gross Frontage 6.45 m (21' 2") Net Frontage 4.10 m (13' 5") Shop & Built Depth 13.45 m (44' 2") Ground Floor 82.95 sq m (892.9 sq ft)		-	
A3	Vacant	Gross Frontage 6.45 m (21' 2") Net Frontage 4.10 m (13' 5") Shop & Built Depth 13.45 m (44' 2") Ground Floor 82.95 sq m (892.9 sq ft)		-	
C	Anna and Christine McCarthy	Gross Frontage 6.50 m (21' 4") Net Frontage 4.10 m (13' 5") Shop & Built Depth 13.45 m (44' 2") Ground Floor 84.35 sq m (907.97 sq ft)	10 years from 10.09.2007 Rent review every 5th year FR & I	£14,000 p.a.	Rent Review 2012

(1) Lease contains an option to purchase at £230,000 in the 1st and 2nd years and £260,000 in the 3rd year.

Total £29,250 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 H Brewer, Osborne Clarke. Tel: 0117 917 4156 Fax: 0117 917 4157 e-mail: helen.brewer@osborneclarke.com

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