

# Bletchley

## 133/137 Queensway Buckinghamshire MK2 2DH

- **Town Centre Freehold Shop Investment**
- Entirely let to Baleday Limited on a lease expiring in 2025
- Includes self-contained offices above
- Prominent corner pedestrianised position
- Fixed increases of 2.7% pa compounded in 2015 and 2020 (1)
- Current Rent Reserved  
**£34,274.69 pa <sup>(1)</sup>**  
**Rising to £39,158.47 pa in 2020**

**On the Instructions of LPA  
Receivers**

**Asset Managed by Fairacre**



**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

The town of Bletchley, which has a population of some 41,000, is located 4 miles to the south of Milton Keynes and approximately 52 miles north of London. Road communications are good with the A5 and A421 trunk roads, which link directly to Junctions 13 and 14 of the M1, approximately 8 miles east of the town centre. The property occupies a prominent corner position in the heart of the town centre on the pedestrianised section of Queensway where the market is held. Occupiers close by include Lloyds Pharmacy, Connells Estate Agents, Nationwide Building Society, William Hill, Nisa Local, Subway and a number of local traders.

### Description

The property is arranged on ground and one upper floor to provide a large ground floor shop with first floor self-contained offices accessed from Queensway.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (incl. ent to Uppers)</b>	<b>12.75 m</b>	<b>(41' 10")</b>
<b>Return Frontage</b>	<b>4.7 m</b>	<b>(15' 5")</b>
<b>Built Depth</b>	<b>16.4 m</b>	<b>(53' 9")</b>

<b>Ground Floor</b>	<b>199.50 sq m</b>	<b>(2,147 sq ft)</b>
<b>First Floor</b>	<b>79.75 sq m</b>	<b>(858 sq ft)</b>
<b>Total</b>	<b>279.25 sq m</b>	<b>(3,005 sq ft)</b>

### Tenancy

The entire property is at present let to BALEDAY LIMITED (t/a Cashino) for a term of years expiring 30th November 2025 at a current rent of £30,000 per annum (1). The lease provides for fixed increases of 2.7% pa compounded in 2015 and 2020 and contains full repairing and insuring covenants.

(1) The rent will rise to £34,274.69 per annum in November 2015. The Vendor will top up the rent from completion to 30th November 2015 so the purchaser will effectively receive £34,274.69 per annum from completion.

### Tenant Information

Website Address: [www.cashinogaming.com](http://www.cashinogaming.com)

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

