

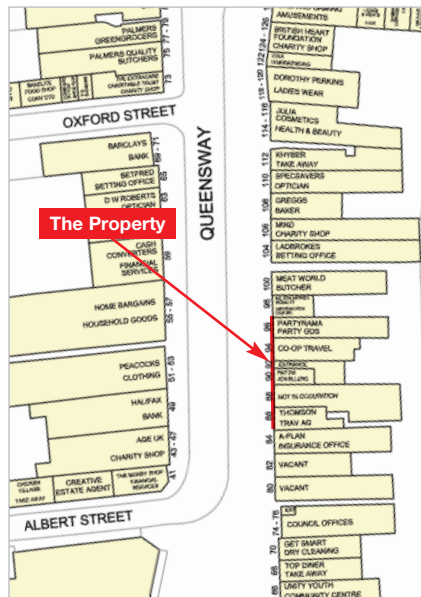
Bletchley 86/96 Queensway Milton Keynes Buckinghamshire MK2 2RU

- **Freehold Shop and Vacant Office Investment**
- Comprises 5 ground floor shops and 619.1 sq m (6,664 sq ft) of former office accommodation above
- To be offered as a single lot
- Tenants include Tui UK Retail Ltd & TCCT Retail Ltd
- Potential for conversion of upper floors to residential use subject to obtaining all necessary consents
- Total Current Rents Reserved
£85,450 pa (2) plus vacant possession of upper floors

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bletchley is located 4 miles to the south of central 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 Motorway, approximately 8 miles east of the town centre. The property is located on the south side of Queensway, the town's principal shopping street, opposite Halifax, Peacocks and Home Bargains. Other occupiers close by include Ladbrokes, Greggs, Dorothy Perkins, Lloyds Bank, Barclays and Age UK amongst many others.

Description

The property is arranged on ground and two upper floors to provide five ground floor shops with self-contained former office accommodation above which is accessed via a central entrance fronting Queensway.

Planning

The first and second floors may be suitable for residential conversion, subject to obtaining all the relevant consents. All enquiries should be referred to Milton Keynes Council. www.milton-keynes.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.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 William Kay, Walker Morris LLP. Tel: 0113 283 2500 e-mail: william.kay@walkermorris.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
86 Queensway	Tui UK Retail Ltd (3) (t/a Thomson)	Gross Frontage 5.46 m (17' 11") Net Frontage 4.90 m (16' 1") Shop Depth 12.39 m (40' 8") Built Depth 14.81 m (48' 7") Ground Floor 64.17 sq m (691 sq ft)	5 years from 25.03.2010 FR & I	£15,000 p.a.	Holding Over
88 Queensway	Vodafone Ltd (Not in Occupation)	Gross Frontage 5.37 m (17' 7") Net Frontage 4.8 m (15' 9") Shop Depth 18.5 m (60' 8") Built Depth 30.51 m (100' 1") Ground Floor 198.69 sq m (2,139 sq ft)	10 years from 26.08.2011 Rent review every fifth year Tenant's option to determine in 2016 (2) FR & I	£25,000 p.a.	Tenant has exercised option to determine lease (2)
90 Queensway	C Pattni (t/a Pattni Jewellers)	Gross Frontage 3.64 m (11' 11") Net Frontage 3.14 m (10' 4") Shop Depth 9.60 m (31' 6") Built Depth 13.05 m (42' 9") Ground Floor 32.96 sq m (354.79 sq ft)	5 years from 25.09.2009 FR & I	£9,500 p.a.	Holding Over
92, 92A and 92 B Queensway	Vacant	First Floor Offices 304.80 sq m (3,281 sq ft) Second Floor Offices 314.30 sq m (3,383 sq ft) Total (NIA) 619.10 sq m (6,664 sq ft)	-	-	-
94 Queensway	TCCT Retail Ltd (1)	Gross Frontage 5.47 m (17' 11") Net Frontage 4.8 m (15' 9") Shop Depth 19.4 m (63' 8") Built Depth 22.4 m (73' 6") Ground Floor 106.1 sq m (1,142 sq ft)	10 years from 14.02.2007 Rent review every 5th year FR & I	£19,950 p.a.	Reversion 2017
96 Queensway	HS Bajaj (t/a Partyrama)	Gross Frontage 5.46 m (17' 11") Net Frontage 5.09 m (16' 8") Shop Depth 27.05 m (88' 9") Built Depth 27.05 m (88' 9") Ground Floor 141.25 sq m (1,520 sq ft)	15 years from 25.12.1995 Rent review every 5th year FR & I	£16,000 p.a.	Holding Over

(1) The Co-operative Travel is a trading name of TCCT Retail Ltd, a company within the Thomas Cook Group. www.co-operativetravel.co.uk

(2) The tenant has an option to determine their lease on 26.08.2016 and the tenant has exercised this option.

(3) For the financial year ended 30th September 2015, the Tui UK Retail Ltd reported a turnover of £199m, a pre-tax profit of £8m and shareholders' funds and a net worth of £8m. (Source: Experian 19.04.2016.)

Total £85,450 p.a. (2)