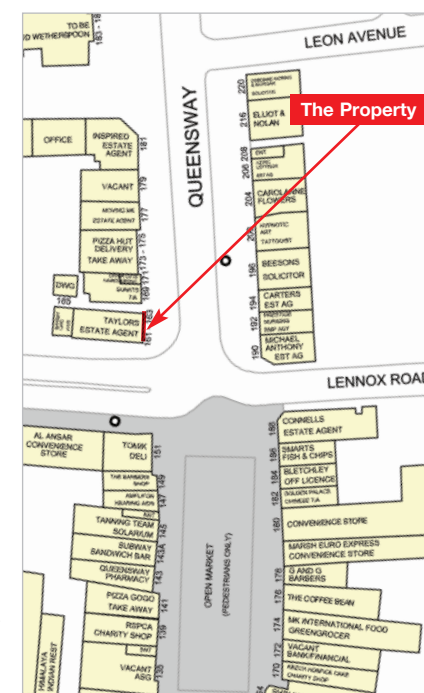


Milton Keynes 161-163 Queensway Bletchley Buckinghamshire MK2 2DZ

- **Freehold Retail and Office Investment**
- Prominent corner position on the main shopping high street
- Ground floor shop let to Countrywide plc until 2026 (1)
- Potential for residential conversion subject to consent
- VAT does not apply
- Shop Rent Review 2021
- Total Current Rents Reserved
£23,000 pa

**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 central Milton Keynes and approximately 52 miles north of London. Road communications are good, with the A5 and A421 trunk roads, with links directly to Junctions 13 and 14 of the M1 Motorway, approximately 8 miles east of the town centre. The property is situated on the north side of Queensway, the town's principal shopping street, on the junction with Princes Way. Occupiers close by include Pizza Hut Delivery, Subway and HSBC, amongst many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor estate agents with self-contained first floor offices.

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.

Development
The upper floor may have potential for change of use to residential. www.milton-keynes.gov.uk

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 66 Milton Keynes**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Countrywide plc	Gross Frontage 7.90 m (26' 0") Return Frontage 7.65 m (25' 2") Net Frontage 7.35 m (24' 2") Shop Depth 16.15 m (53' 0") Built Depth 19.85 m (65' 2") Ground Floor 115.8 sq m (1,246 sq ft)	10 years from 01.02.2016 Rent review every fifth year (1) IR & I	£20,000 p.a.	Rent Review 01.02.2021
First Floor	ACM Properties Ltd	First Floor 106.4 sq m (1,145 sq ft)	6 years from 01.01.2016 IR & I	£3,000 p.a.	Tenant served notice to vacate 01.01.2019

(1) There is a tenant's break option in year 5 of the lease.

Total £23,000 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 I Groome, Bowers. Tel: 01954 583194 e-mail: ian.groome@bowers.co.uk
Joint Auctioneer S Magorrian Esq, Brown and Lee. Tel: 01908 340935 e-mail: stevenm@brownandlee.com