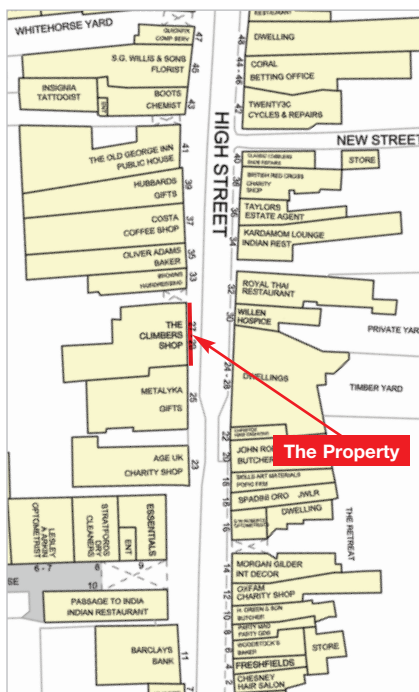


Milton Keynes 27-31 High Street Stony Stratford Buckinghamshire MK11 1AA

- Freehold Shop and Residential Investment
- Large triple shop unit
- Let to Hooked on Granite Ltd until 2036 (2)
- Flat above separately let on an Assured Shorthold Tenancy
- No VAT applicable
- Shop Rent Review 2021
- Total Current Rents Reserved
£69,600 pa⁽³⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Stony Stratford is located 7 miles north-west of Milton Keynes town centre, 13 miles south of Northampton and 9 miles north-east of Buckingham. The M1 (Junction 14) is 7 miles to the east and the M40 (Junction 10) is 20 miles to the west. Stony Stratford is located close to the A5 and A508, both providing direct links to the M1. The property is situated within the local conservation area in the centre of the town, which provides a wide range of shopping facilities, pubs, restaurants and specialist retail shops. Occupiers close by include Costa, Boots, Coral and McColl's.

Description

The property, part of which is listed Grade II, comprises two interconnecting buildings that are arranged on ground and two upper floors to provide a large ground floor shop unit with sales/ancillary accommodation on the first floor and storage on the second floor (27 High Street) plus a self-contained two bedroom flat on the second floor (29 High Street). The property benefits from a yard and car park to the rear.

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

Shop EPC Rating 97 Band D (Copy available on website).
Flat EPC Rating 47 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Hooked on Granite Ltd (t/a The Climbers Shop) (1)	Gross Frontage 14.45 m (47' 5") Net Frontage 13.55 m (44' 6") Shop Depth 16.65 m (54' 7") Built Depth 17.10 m (56' 1") Ground Floor Sales 161.20 sq m (1,735 sq ft) Ground Floor Stock/Staff 39.25 sq m (423 sq ft) First Floor 108.00 sq m (1,163 sq ft) Second Floor (27 High Street) 17.50 sq m (188 sq ft) Total 325.95 sq m (3,509 sq ft)	20 years from 01.01.2016 Rent review every 5th year (2) Effectively FR & I by way of service charge	£60,000 p.a. (3)	Rent Review 2021
Flat	Two Individuals	Second Floor Flat (29 High Street) – 3 Rooms, Kitchen, Bathroom	12 months Assured Shorthold Tenancy from 01.04.2017	£9,600 p.a.	Reversion 2018

(1) www.theclimbersshop.com

(2) The lease contains a tenant's option to break on 31st December 2020 and every fifth year thereafter.

(3) The current rent is £45,000 per annum rising to £60,000 per annum on 1st January 2018. The Vendor will top up the rent from completion until 31st December 2017 such that the buyer in effect receives £60,000 per annum from completion.

Total £69,600 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

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