

# Bletchley

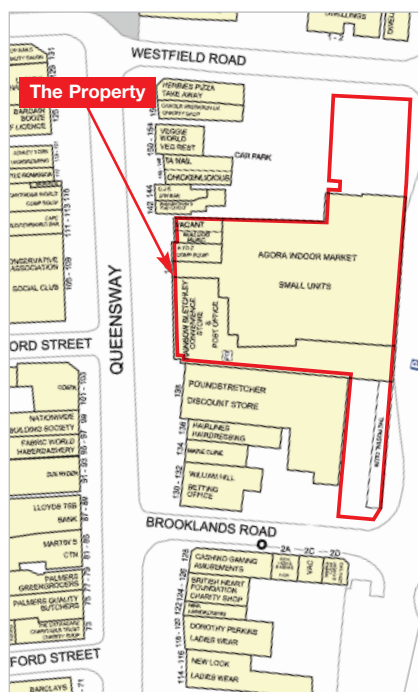
## 140 Queensway

### Buckinghamshire

#### MK2 2AA

- **Freehold Commercial Investment**
- Comprises shopping centre, convenience store and social club
- Prominent town centre location
- Convenience Store (incorporating Post Office) lease expires 2035 (no breaks)
- RPI linked rent reviews (no caps)
- Total Current Rents Reserved  
**£163,568 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, which link directly to Junctions 13 and 14 of the M1, approximately 8 miles east of the town centre. The property is situated on the south side of Queensway, which is the main retail location of Bletchley. Occupiers close by include Poundstretcher (adjacent), William Hill, Nationwide, Lloyds, Dorothy Perkins, New Look and Lloyds Pharmacy amongst many other national and local traders.

### Description

The property is arranged on basement, ground, mezzanine and first floors to provide a convenience store with integrated Post Office on part of the ground floor, together with a loading area to the rear.

The Agora Shopping Centre is arranged over basement, part ground, mezzanine and first floors and provides 44 retail kiosk units, a café, an amusement arcade, a gym and storage accommodation. The rear section of the ground floor, fronting Brooklands Road and Findley Way, is presently used as a social club. Externally, the property benefits from parking.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

### 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](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 170 Milton Keynes**.

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor (Front)	Rainbow Bletchley Ltd (1)	Gross Frontage	21.25 m	(69' 8")	25 years from 13.10.2010 Rent review every 5th year	£57,500 p.a.	Rent Review 2020 (2)
		Net Frontage	20.50 m	(67' 3")			
		Shop Depth	10.00 m	(32' 9")			
		Built Depth	56.85 m	(186' 6")			
		Ground Floor	654.0 sq m	(7,040 sq ft)			
Basement, Part Ground, First & Second	Baleday Ltd (3) (t/a Agora Shopping Centre)	Basement (storage)	38.00 sq m	(409 sq ft)	15 years from 01.01.2002 Rent review every 5th year	£93,750 p.a.	Reversion 2017
		Ground Floor	1,673 sq m	(18,009 sq ft)			
		Mezzanine	214 sq m	(2,304 sq ft)			
		First Floor (storage)	310 sq m	(3,337 sq ft)			
Part Ground Floor (Rear)	Ian Claridge and Alexander Simpson (t/a The Postal Club)	Ground Floor	262.0 sq m	(2,820 sq ft)	10 years from 27.04.2007 Rent review every 3rd year	£12,318 p.a.	Rent Review 2016 (4)
		<b>Total</b>	<b>3,151 sq m</b>	<b>(33,912 sq ft)</b>			

**Total £163,568 p.a.**

NB: Floor areas are provided by the seller.

(1) There is a personal guarantee from the directors.

(2) The rent will be reviewed to the higher of OMV or RPI - no cap.

(3) For the year ended 31st December 2014, Baleday Ltd reported a turnover of £26.298m, a pre-tax profit of £3.012m, shareholders' funds of £3.993m and a net worth of £2.206m. (Source: Experian 18.09.2015.)

(4) The rent will be reviewed to the higher of OMV or RPI (minimum 5%).

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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