

Bletchley

122/126 Queensway

Buckinghamshire

MK2 2RU

- **Freehold Shop and Office Investment**
- Part let to British Heart Foundation
- Well located in the town centre
- Comprises 2 shop units and self-contained offices above
- Rent Review 2015
- Total Current Rents Reserved
£38,000 pa⁽²⁾

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 is situated on the south side of Queensway which is the principal town centre shopping street.

Occupiers close by include Dorothy Perkins, New Look, Specsavers, Greggs, Ladbrokes, Costa Coffee, Barclays, Martins, Lloyds Bank, Nationwide, Poundstretcher and William Hill.

Description

The property is arranged on ground and one upper floor to provide two ground floor shop units which benefit from rear servicing access off Findlay Way. The first floor comprises self-contained offices which are approached via a separate entrance adjacent to The British Heart Foundation Unit. We understand that the tenant has refurbished the office space. The property benefits from a car park to the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Range from EPC Rating 66-129 Bands C-F (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
124	British Heart Foundation (1)	Gross Frontage Net Frontage Shop Depth Built Depth	12 years from 25.05.2010 Rent review in the 7th year IR & I	£19,000 p.a.	Rent Review 2017
122	G Hussain (t/a Hina Hair & Beauty)	Gross Frontage Net Frontage Shop Depth Built Depth	5 years from 04.01.2012 FR & I	£10,000 p.a.	Reversion December 2016
124-126	M Choudhury (t/a Good Response)	First Floor Offices 118.05 sq m	10 years from 12.10.2013 Rent review in 2015 and 2016 Minimum increase to £9,000 p.a. in 2015 FR & I Tenant option to break on the last day of the 2nd year of the term	£7,000 p.a. (six months rent free) Rising to a minimum of £9,000 p.a. in October 2015 (2)	Rent Review 2015

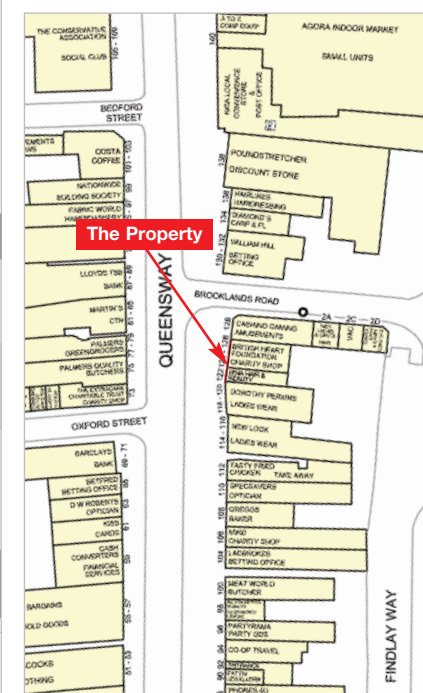
(1) www.bhf.org.uk. Over 700 branches around the UK.

(2) The vendors will top up the rent to £9,000 per annum from completion until 14th October 2015 to take into account the rent free period and the minimum uplift at the first rent review.

Total £38,000 p.a. (2)



Rear Car Park



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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