





## Freehold Investment

### 43-45 High Street, Newport Pagnell, Bucks, MK16 8AR

-  £495,000 for the Freehold
-  Two High Street ground floor retail units producing rental income combined of £32,500 per annum exclusive.
-  First Floor Office let on a licence at a monthly rent of £350.
-  Ground rents in respect of Flats 2, 4, 8 & 10 with 106 years remaining at peppercorn.



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### Location

Newport Pagnell is a historic thriving market town in the north east of Buckinghamshire situated approximately 6 miles to the north of Milton Keynes. Easy access to Junction 14 of the M1 motorway 20 minutes drive from both Bedford and Northampton and within a 10 minute drive from the main railway station in Milton Keynes.

Newport Pagnell attracts a great deal of passing trade and the High Street offers a wide selection of shops pubs restaurants and ample free parking.

### Tenancy Schedule

Unit	Tenant	Term	Rent
43 High Street	Deli	10 year FRI lease expiring on 01/03/2034 subject to review upward only linked to CPI every second year with a collar of 2% and a cap of 5%	£18,000 p.a.
45 High Street	Homes on Web	5 year FRI lease expiring in 2030.	£14,500 p.a.
6 St Johns Terrace	Laura Buckthorpe	Licence to occupy	£350 per month
Flats 2, 4, 8 & 10		125 year leases from 17 <sup>th</sup> March 2003, 106 years remaining.	Peppercorn ground rent

### Accommodation

#### 43 High Street

ITZA	407.0 sq ft	(37.8 sq m)
Total Retail	471.5 sq ft	(43.8 sq m)
Rear Ancillary and Offices	101.0 sq ft	(9.3 sq m)
Preparation Yard	153.0 sq ft	(14.2 sq m)
Covered Yard	293.0 sq ft	(27.2 sq m)

**Total: 1,018.5 sq ft (94.6 sq m)**

#### 45 High Street NIA

Retail	309.5 sq ft	(28.75 sq m)
Ancillary	251.7 sq ft	(23.38 sq m)

**Total 561.2 sq ft (52.13 sq m)**

#### 6 St Johns Terrace NIA

Office	150 sq ft	(13.9 sq m)
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### Terms & Tenure

The premises are available for sale as a freehold investment at £495,000.

For further information  
please contact:

**Milton Keynes Office**  
**01908 611408**  
**MK16 8EN**

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### Rates

Rateable Value:	43 High Street	£18,500
	45 High Street	£10,250
	6 St Johns Terrace	£1,875

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

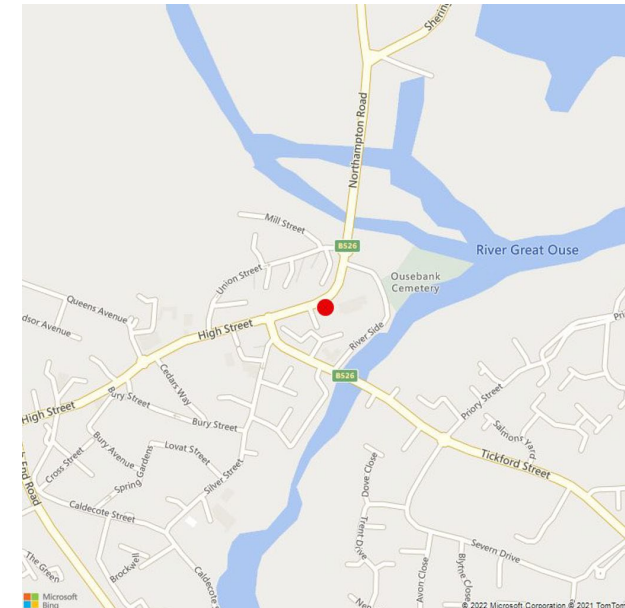
The EPC rating for 43 High Street is B. 45 High Street is a D rating.

### Costs

Each party is to be responsible for their own legal costs.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.



### Viewing

Strictly by appointment only please contact:

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Jo Ferris [jo.ferris@stimpsonseves.co.uk](mailto:jo.ferris@stimpsonseves.co.uk)

