




To Let

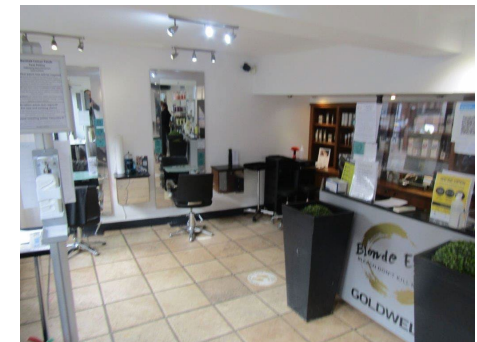
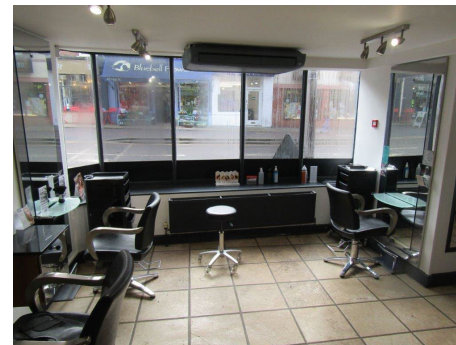
40-42 High Street, Newport Pagnell, Bucks, MK16 8AQ

 £20,000 Per Annum

 789 Sq Ft / 73.3 Sq M

 A well presented ground floor retail unit with basement on the High Street in Newport Pagnell.

 The unit benefits from glazed frontage, retail area, customer WC's a rear hallway leads to a prep and ancillary area, kitchenette and WC.





For further information
please contact:

01908 611408
73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB

40-42, High Street, Newport Pagnell, Bucks, MK16 8AQ

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.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Accommodation

Front Retail Area:	566.5 sq ft	(52.63 sq m)
Rear Hallway:	115.0 sq ft	(10.68 sq m)
Rear Prep Area:	89.5 sq ft	(8.31 sq m)
Ancillary:	18 sq ft	(1.67 sq m)
Total:	789 sq ft	(73.29 sq m)

Rates

Rateable Value 19,250. 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 the property is E.

VAT

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

Costs

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

Viewing

Strictly by appointment only please contact:

Chloe Humphreys chloe.humphreys@stimpsonseves.co.uk

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