



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



59-61 UNION STREET | NEWPORT PAGNELL | MILTON KEYNES | MK16 8ET

QUASI RETAIL/OFFICE

1,688 sq ft (156.82 m²)

FOR SALE / TO LET

- Freehold retail property for sale.
- High Street location in thriving town centre.
- One ground floor unit let on a full repairing and insuring lease.
- Rental income of £11,250 pa exclusive.
- Redevelopment opportunity (STPP)



Description

The property forms part of a historic terrace built of traditional red brick construction with render finishes and a long clay-tiled roof with ridge chimneys. Internally, the property is configured to provide 3 retail units at ground floor level with office accommodation to the upper parts.

The Tenant of 61, Sevy Styles are currently renewing their lease for a further 5 years with a break clause in the 3rd anniversary, the unit is fully self-contained and is fitted as a hair salon in the tenant bespoke inhouse style. Unit 59 is also self-contained and has recently been vacated, formerly a hair salon. Unit 61a is not self-contained but has the benefit to use the staff welfare facilities of the upper floor. The office accommodation comprises 3 main suites and is fitted to a good specification including carpeted timber flooring electric heating, fluorescent strip lighting and perimeter wall mounted sockets.

Floor Areas

	NIA (m ²) approx.	NIA (sq ft) approx.
GF 61, Union Street, Newport Pagnell, Bucks, MK16 8ET	42.66	460
Part Gnd Floor 61a, Union Street, Newport Pagnell, Bucks, MK16 8ET	18.70	201
GF 59, Union Street, Newport Pagnell, Bucks, MK16 8ET	29.17	314
FF 59-61, Union Street, Newport Pagnell, Bucks, MK16 8ET	66.24	713

EPC

59-61 Union Street – 108 E

Business Rates

Property Address	Rateable Value (2026)
GF 61, Union Street, Newport Pagnell, Bucks, MK16 8ET	£6,700
Part Gnd Floor 61a, Union Street, Newport Pagnell, Bucks, MK16 8ET	£3,150
GF 59, Union Street, Newport Pagnell, Bucks, MK16 8ET	£5,000
FF 59-61, Union Street, Newport Pagnell, Bucks, MK16 8ET	£9,400

Sale Terms and Tenure

The freehold interest in the property, subject to the existing occupational leases, is available for sale at a price of **£400,000** (+ VAT if applicable).

Rent

59 Union Street £14,000 per annum exclusive

61a Union Street £8,000 per annum exclusive

VAT

Purchasers and tenants are advised to make their own enquiries as to the incidence of VAT or other applicable taxation for any property transaction.

Legal Costs

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





Location

Newport Pagnell is a historic market located in the north-eastern fringe of Milton Keynes, approximately 4 miles north-east of Central Milton Keynes. The Town benefits from excellent road connectivity, positioned adjacent to J14 of the M1 Motorway and both the A422 and Wolverton road, which in turn provides direct routes to the surrounding suburbs and wider geographical circumference of Milton Keynes.

59-61 Union Street High Street occupies a prominent town-centre position adjacent with the Highstreet, the immediate vicinity is predominantly categorised by a wide range of local amenities including boutique retailers, restaurants, and everyday conveniences.

Viewing and further information:



Luke Epps
07522 084427
luke@louchshacklock.com