STIMPSONS EVES
CHARTERED SURVEYORS

For further information please contact:

Milton Keynes Office

01908 611408

MK16 8EN

Freehold Investment

75 High Street, Newport Pagnell Milton Keynes, MK16 8AB

- £650,000 for the Freehold
- 634 Sq Ft / 58.9 Sq M
- Freehold retail/residential investment for sale located in a prime position on the High Street and comprises shop area with a separate kitchen area and WC, let to E-Cig Wizard.
- There are two recently refurbished 1 bedroom flats to the upper floors (let on 12 month shorthold tenancy agreements).
- Ample free parking available in nearby car parks.

RICS

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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 parking.

Terms & Tenure

The investment premises are for sale freehold at a figure of £650,000 exclusive.

The retail premises are let to E-Cig Wizard on a 10 year lease from 1st December 2012 expiring on 31st November 2022 at a passing rent of £19,800 per annum on a full repairing basis subject to 5 yearly reviews.

Accommodation

Retail Area:	596.00 sq ft	(55.75 sq m)
Kitchen:	28.50 sq ft	(2.65 sq m)
WC:	9.50 sq ft	(0.87 sq m)

2 x 1 bedroom apartments to upper floors

VAT

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

Rates

Rateable Value £7,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

An EPC is not required for this property.

Costs

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

Viewing

Strictly by appointment only please contact

Jo Ferris jo.ferris@stimpsonseves.co.uk

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