

# 96 Queensway, Bletchley, Milton Keynes, Buckinghamshire MK2 2RU

Prominent Retail Investment

**Lot 67**

£22,000 per annum  
exclusive (2)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Floor	Retail	141.25 sq m (1,520 sq ft)	INDIVIDUAL t/a Partyrama	15 years from 15/03/2017 until 2032 (1)	£22,000 (2)	15/03/2022 15/03/2027
<b>Totals</b>		<b>141.25 sq m (1,520 sq ft)</b>			<b>£22,000 (2)</b>	

(1) The lease provides for a tenant option to determine the lease on 14th March 2022 and 14th March 2027.  
 (2) The current rent reserved under the terms of the lease is £21,500 per annum exclusive. The lease provides for the rent to increase to £22,000 per annum exclusive on 15th March 2019. The seller will pay the buyer the difference between the current rent reserved of £21,500 per annum exclusive and £22,000 per annum exclusive from completion of the sale until 15th March 2019. Therefore the property will produce an income of £22,000 per annum exclusive from completion of the sale.

## Key Details

- Prominent position on Bletchley's principal retailing thoroughfare
- Tenant in occupation since at least 1995
- 4 miles south of Milton Keynes
- Nearby occupiers include Specsavers, Barclays, Halifax and Lloyds banks and Greggs

## Location

Miles: 4 miles south of Milton Keynes  
 22 miles north-west of Luton  
 47 miles north-west of London

Roads: M1, A5, A421  
 Rail: Bletchley Railway Station  
 Air: London Luton Airport

## Situation

Bletchley is located some 4 miles south of Milton Keynes and has excellent communications to London via the M1. The property is situated on the south side of Queensway, the principal retailing street in Bletchley. Neighbouring occupiers include Specsavers, Barclays, Halifax and Lloyds banks and Greggs. The Brunel Shopping Centre is some 100 metres to the west.

## Description

The property comprises a ground floor retail unit which forms part of a larger building.

## Tenure

Virtual Freehold. Held for a term of 999 years from completion at a fixed peppercorn rent.

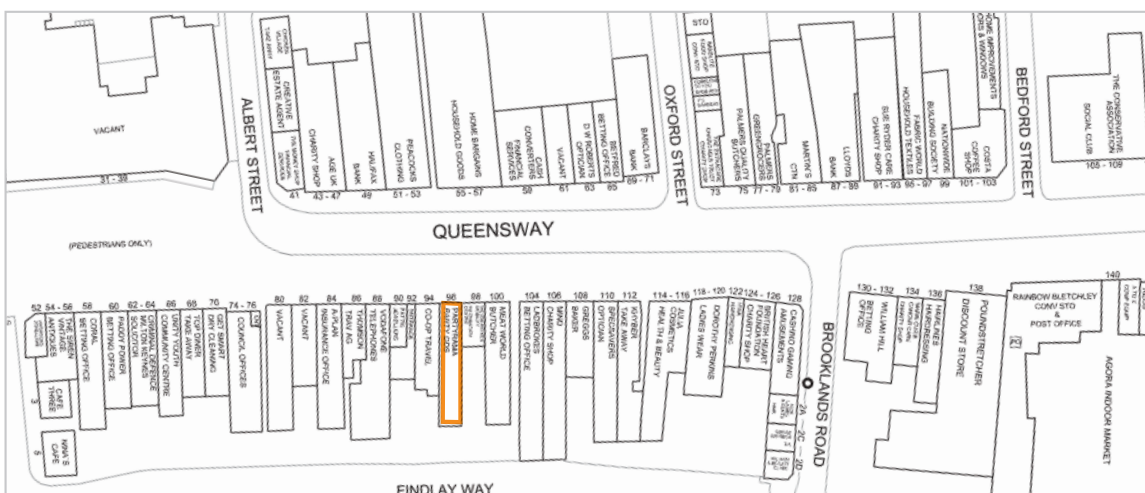
## VAT

VAT is applicable to this lot.

## Note

90 Queensway is being offered as lot 76

## Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
 John Mehtab  
 +44 (0)20 7034 4855  
 john.mehtab@acuitus.co.uk

**Acuitus**  
 Alec Linfield  
 +44 (0)20 7034 4860  
 alec.linfield@acuitus.co.uk

**Seller's Solicitors: Boyes Turner**  
 Philip Jacques  
 +44 (0)118 952 7246  
 pjacques@boyesturner.com