

Lot 22, 92 & 94 Dunstable Street, Ampthill,

Bedfordshire MK45 2JP

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Comprises two shops with two residential ground rents above
- One shop let to barbers on recently extended lease until November 2032 (No breaks)
- Includes one vacant shop
- Two flats above let on long leases, one of which has unexpired term of 60 years
- VAT free investment
- Immediate Asset Management Opportunities
- Nearby occupiers include Waitrose, Costa, McColls and an eclectic mix of independent retailers

Lot

22

Auction

27th March 2024

Rent

£7,490 per Annum Exclusive
(rising to £9,290 pax in January 2026) PLUS VACANT SHOP

Sector

High Street Retail/Residential

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south of Bedford, 14 miles north of Luton, 37 miles south-west of Cambridge

Roads

A6, A421, A507, M1 (Junction 13)

Rail

Flitwick Train Station

Air

London Luton Airport

Situation

Ampthill is a Bedfordshire market town approximately 14 miles north of Luton and 37 miles south-west of Cambridge. The property is situated on the east side of Dunstable Street, in the heart of the town centre. Nearby occupiers include Waitrose, Costa, McColls and an eclectic mix of independent retailers.

Tenure

Freehold.

EPC

Band B - 92 Dunstable Street, Band C - 94 Dunstable Street

Description

The property comprises two shops arranged on the ground floor with two flats, let on long leases, arranged on the upper floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
92 Dunstable Street	Ground	Retail/Ancillary	66.20	(712)	D. JOHNSON (t/a dr. barbers)	Term of years from 07/02/2019 expiring on 06/11/2032 (2)	£7,200 rising to £9,000 on 07/01/2026
92a Dunstable Street	First/Second	Residential	-	-	AN INDIVIDUAL	125 years from 29/09/2014	£250 rising to £375 in September 2028 with further increases every 25 years
Rear Garden of 92 Dunstable Street	-	-	-	-	AN INDIVIDUAL	999 years from 25/12/2011	Peppercorn
94 Dunstable Street	Ground	Retail/Ancillary	13.80	(148)	VACANT	-	-
94a Dunstable Street	First/Second	Residential	-	-	AN INDIVIDUAL	99 years from 24/06/1985 until 23/06/2084 (3)	£40
Total Commercial Area			80.00	(860)			£7,490 rising to £9,290 in 2026

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Please note that the lease to D. Johnson was extended in February 2024 by way of a reversionary lease.

(3) The tenant has verbally indicated their desire to extend the term of their lease.

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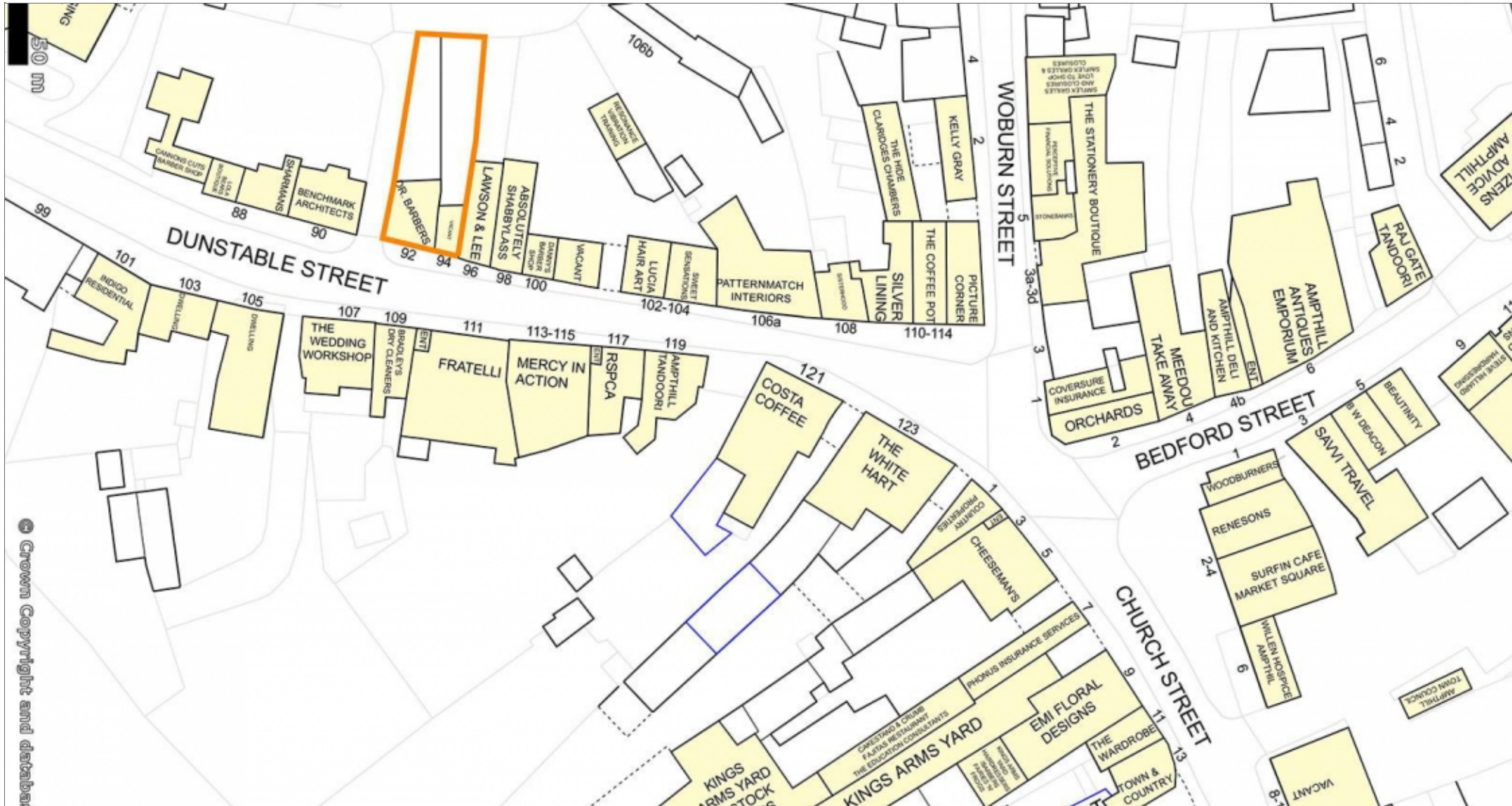
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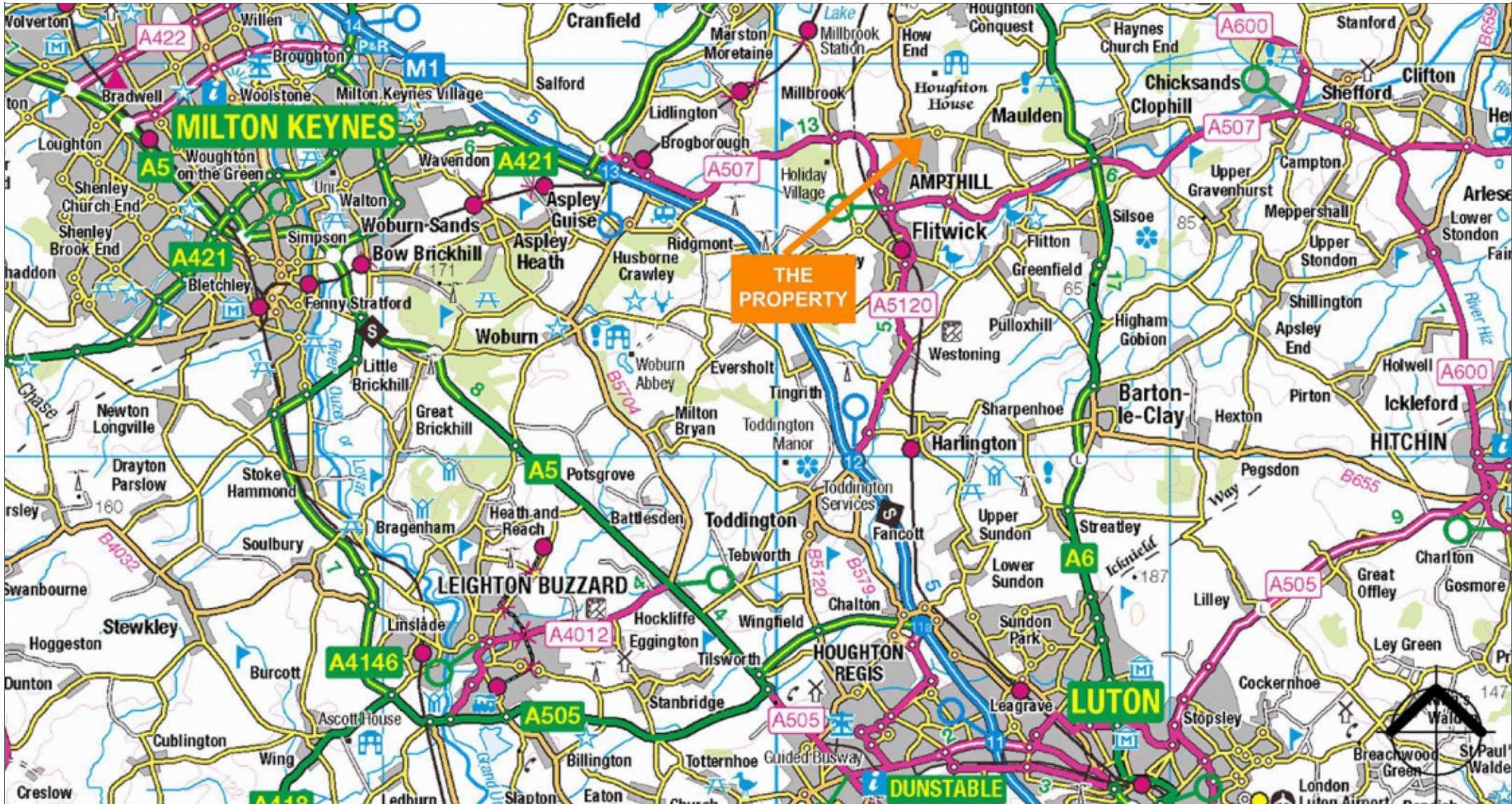
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September 2020