

Lot 24, Coopers Yard and 80a High Street, Newport Pagnell, Milton Keynes, Buckinghamshire MK16 8AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Office and Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Office and Retail Investment

- Substantial Site providing an office building, a retail unit together with car parking
- 5,540 sq. ft. detached office building currently let to 3 tenants
- Office building capable of further subdivision into smaller suites
- Retail unit of 1,732 sq. ft. let to Specsavers Optical Superstores Ltd
- Site area of 0.32 Ha (0.79 Acres)
- Immediate asset management opportunities
- Busy town centre location
- Nearby occupiers include Superdrug, Costa, Nationwide, Oxfam and Newport Pagnell Medical Centre

Lot
24

Auction
30th October 2025

Rent
£98,445 per Annum Exclusive

Status
Available

Sector
High Street Retail, Office

Auction Venue
Live Streamed Auction

Location

Miles	11 miles south west of Bedford, 47 miles north west of Central London
Roads	M1, A509, A422
Rail	Milton Keynes Central
Air	London Luton Airport

Situation

Newport Pagnell is a town in the City of Milton Keynes, benefitting from excellent communications via the M1 as well as direct trains to London Euston in 32 mins. The property is situated on the north side of High Street in the centre of Newport Pagnell, 3 miles north east of Milton Keynes City Centre. The property occupies a substantial site with vehicular access from Queens Avenue and pedestrian access from High Street. Nearby occupiers include Superdrug, Costa, Nationwide, Oxfam and Newport Pagnell Medical Centre.

Tenure

Freehold.

Description

The property comprises a substantial town centre site of 0.32 Ha (0.79 Acres) providing a two storey office building, a separate shop fronting High Street as well as car parking for approximately 80 cars, of which, approximately 50 have been allocated for the use of an adjoining building, Newport Pagnell Medical Centre. The office building is currently occupied by three tenants, although may be capable of further subdivision into smaller suites.

The entire site may be suitable for development/change of use subject to the leases and obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
12-15 Coopers Court	Ground	Office	75.67	(814)	MIDSHIRES CARE LIMITED t/a Helping Hands (1)	10 years from 30/06/2016	£9,500
12-15 Coopers Court	First	Office	84.95	(914)	ACTIVATE BUSINESS FINANCE LIMITED (2)	2 years from 01/09/2023 until 28/09/2025	£13,000
16-23 Coopers Court	Ground First	Office Office	179.77 174.42	(1,935) (1,877)	GC UNITED KINGDON LIMITED t/a GC Dental (3)	1 year lease extension from 22/09/2025 (Held on two leases) (5)	£43,945
80a High Street	Ground First	Retail Ancillary	75.28 85.68	(810) (922)	SPECSAVERS OPTICAL SUPERSTORES LIMITED t/a Specsavers (4)	10 years from 02/01/2018	£32,000
Electricity Substation at Old Coopers Yard	-	Substation	-	-	WESTERN POWER DISTRIBUTION (EAST MIDLANDS) PLC	99 years from 25/12/1991	-
Total			675.77	(7,272)			£98,445

(1) Helping Hands offer expert care and support to adults of all ages supporting their needs to live independently at home. (www.helpinghandshomecare.co.uk).

(2) Activate Business Finance is an independent commercial finance broker, providing bespoke funding solutions to help businesses grow (www.activate-finance.co.uk).

(3) GC Dental is a global dental product manufacturer, producing original products for use in Asia, Europe, Australasia and America (www.gc.dental).

(4) For the year ending 29/02/2024 Specsavers Optical Superstores Limited reported a turnover of £2,741,687,000, a pre-tax profit of £323,660,000 and a net worth of £239,593,000 (NorthRow).

(5) GC United Kingdom Limited occupy the property under two separate leases, the first at a rent of £18,315 pax, the second at a rent of £25,630 pax. Each of the leases provide a tenant option to determine on 22/03/2026. The original leases ran from 22/09/2015.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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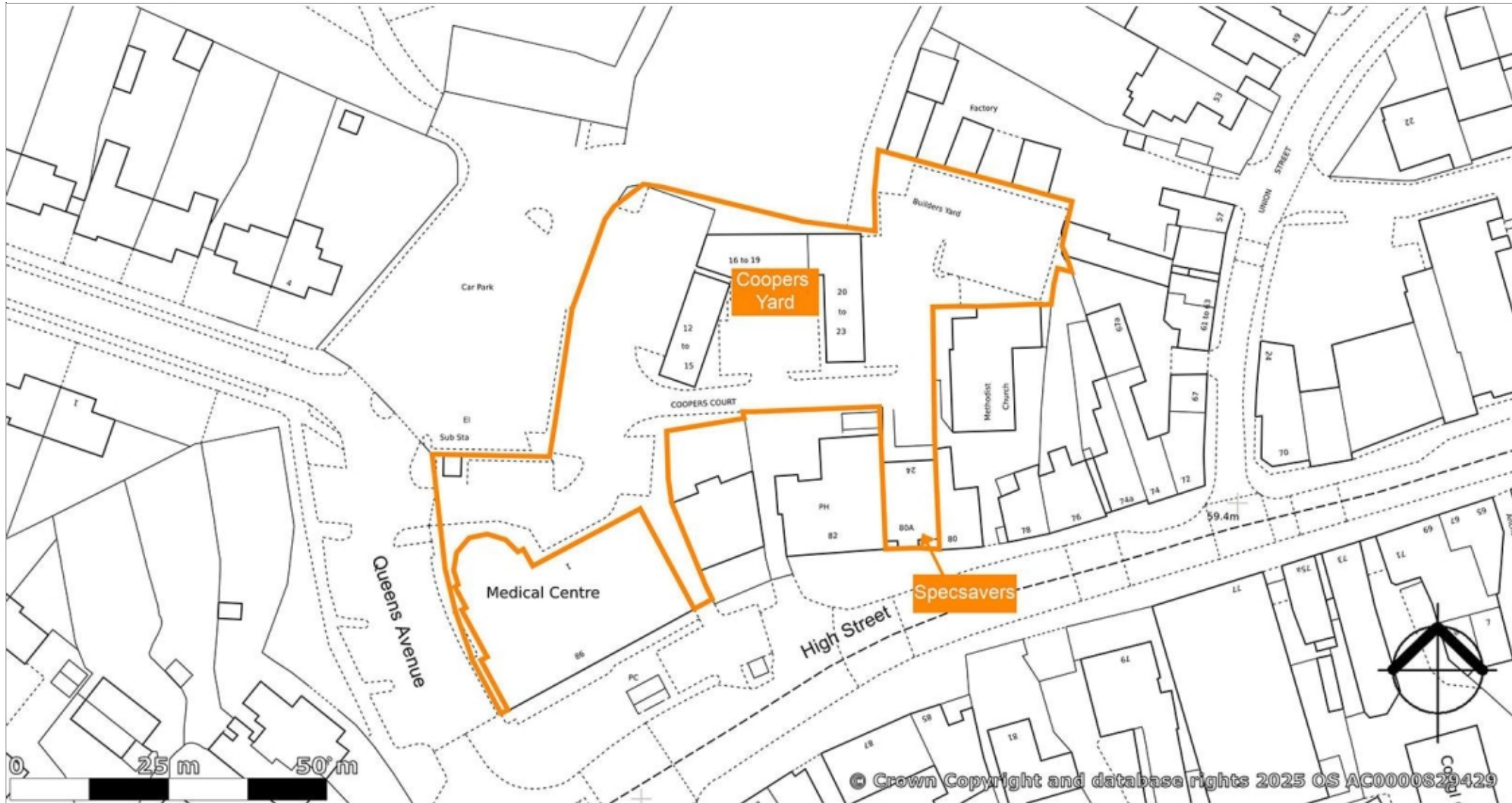
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2024