

lot 41

1 Stratford Road
Wolverton, Milton Keynes MK12 5LJ

Rent
£28,000
per annum
exclusive

Freehold Retail Investment

- Let to The Magic Fork Ltd (t/a The House of Punjab)
- Prominent corner location
- Indian restaurant on the ground floor
- with a function room and residential flat to the first floor
- Nearby occupiers include Tesco and Asda
- Customer parking to the rear



On behalf of
LPA Receivers



Location

Miles: 66 miles south-east of Birmingham
54 miles north-west of London
Roads: M1 (Junction 14), A5, A421
Rail: Wolverton Railway Station
Air: Luton Airport (29 miles)

Situation

The property is situated in a prominent corner location within half a mile from Wolverton Railway Station and on the busy Stratford Road. Nearby occupiers include Tesco and Asda.

Description

The property comprises a corner ground floor Indian restaurant with a function room and residential unit to the first floor. There is parking to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Ground	Indian Restaurant	135.06 sq m	(1,454 sq ft)	THE MAGIC FORK LTD (t/a The House of Punjab)	5 years from 07/10/13	£28,000	07/10/18
First	Function Room and Residential	48.77 sq m	(525 sq ft)				
Totals		183.83 sq m	(1,979 sq ft)			£28,000	

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