

**lot 47**

## 5 & 6 Stratford Road Wolverton, Milton Keynes MK12 5LJ

Rent  
**£27,000**  
per annum  
exclusive

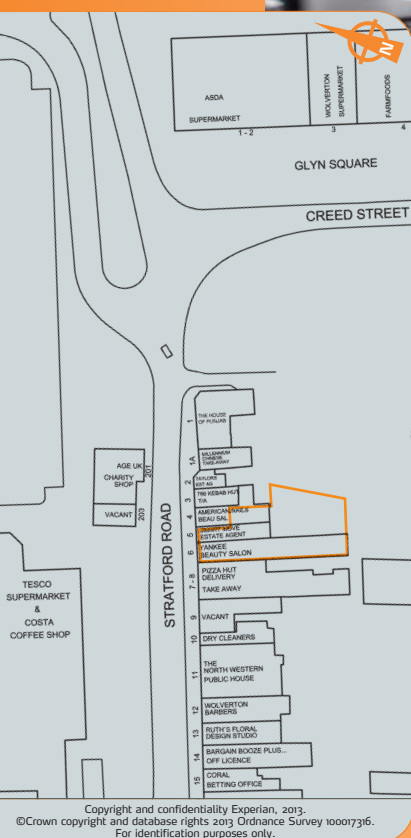
**Freehold Retail Investment and Office  
Letting Opportunity**

- Let to Smart Move Estate Agents Ltd and Yankee Beauty Salon
- Vacant office space with separate access

- Located on the busy Stratford Road
- Nearby occupiers include Tesco and Asda
- 6 Week Completion



On behalf of  
LPA Receivers



### Location

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

### Situation

The property is situated within half a mile of the Wolverton Railway Station and on the busy Stratford Road. Nearby occupiers include Tesco and Asda.

### Description

The property comprises two traditional retail units. 5 Stratford Road is a single storey unit trading as an estate agency and includes residential property to the rear which has been let on a long lease generating a ground rent. 6 Stratford Road is a two storey unit, the ground floor of which is trading as a beauty salon, the first floor comprises a vacant office with separate access from the front.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
5 Stratford Road	Ground	Retail	105.40 sq m (1,135 sq ft)	<b>SMART MOVE ESTATE AGENTS LTD</b>	5 years from 01/06/2013	£15,000	30/05/2018
6 Stratford Road	Ground	Retail	91.04 sq m (980 sq ft)	<b>ADDAL-MINKAH t/a Yankee Beauty Salon</b>	5 years from 30/09/2011	£12,000	30/09/2016
6 Stratford Road	First	Office	Not Measured	<b>VACANT</b>			
<b>Totals</b>			<b>196.44 sq m (2,115 sq ft)</b>			<b>£27,000</b>	

### For further details please contact:

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### Solicitors:

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