

FOR SALE



**143 – 145 Queensway,
Bletchley MK2 2DY**

9,152 SqFt (850.22 SqM)

For Sale at a guide price of £800,000

**Mixed Use / Investment
Development For Sale**

- Retail units let at a combined rent of £41,900 pax
- Planning consent granted for redevelopment of 6,233 sq/ft 1st and 2nd Floor Offices.
- 21 car parking spaces
- Town centre location

Location

The premises are located in Queensway, Bletchley close to the entrance of the Brunel Shopping Centre. It is a pedestrianised area forming part of the main retail pitch in Queensway. Nearby occupiers include Coral, Home Bargains, Cash Converters and Barclays.

Description

A self-contained retail investment with vacant first and second floor offices with parking to the rear. Situated within the town centre of Bletchley within a busy shopping parade. There is vehicular access to the rear of the property with parking for 21 cars.

The retail elements are let on the following basis:

143 is let to A Subhan and S Hussain on a 20 year lease expiring in April 2033 at a passing rent of £14,400 pax. There is an upwards only rent review and tenant's break option in April 2028.

143a is let to Subway Realty Ltd on a 10 year term expiring in May 2032 at a rent of £12,500 pax. There is a tenants break in May 2027 with an upward only rent review in May 2027.

143b is let to The T Team Ltd on a five year term expiring in November 2028 at a rent of £15,000 pax. The lease is excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 part II sections 24-28.

Each tenant has the use of two parking spaces in the rear car park.

Tenure

The property is available for sale at a guide price of £800,000 on an informal tender basis with offers to be received by 5.00pm on 13th March 2024.

VAT

VAT is not applicable.

Business Rates

Interested parties are advised to contact the relevant Local Authority.

EPC

TBC

Accommodation

A three-storey building comprising of retail investment split into three retail units with vacant offices to the first and second floors.

Planning

The office element has the benefit of a permitted development approval (Application No: 23/01044/PRIOR) dated 7 August 2023. The consent allows for the conversion of the offices to eight residential units comprising four, two bedroomed apartments and four one bedroomed apartments.

Floor Area

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

	Sq Ft	Sq M
Accommodation		
Ground Floor	2,919	271.18
1st Floor Offices	2,918	271.09
2nd Floor Offices	3,315	307.97
Total	9,152	850.22

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

Strictly by appointment:

Nick Bosworth

01908 558746

Nick.bosworth@kirkbydiamond.co.uk

Stephen Rajbenbach

07957 355397

sr@savoystewart.co.uk

There will be open viewing sessions to be conducted on the following dates.

Monday 5th February 11am - 11:30am

Monday 19th February 11am - 11:30am

Monday 4th March 11am - 11:30am

Best and final offers to be received by Wednesday 13th March at 5pm. All offers to be sent to Stephen Rajbenbach at Savoy Stewart 020 7478 9110 / 07957 355397 - sr@savoystewart.co.uk.

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