

FOR SALE UNITS A, B & C

Stratford Road | Wolverton | Milton Keynes | MK12 5RS



**TRADE COUNTER /
MOTOR TRADE INVESTMENT**

- Approximately 75% of income secured against Kwik-Fit Properties Limited and Wolseley UK Ltd
- Approximate site area of 0.60 hectares (1.48 acres)
- Nearby occupiers include Murco Petrol Station, Premier Convenience Store, RailCare, MK Car Store and The Radcliffe School

DESCRIPTION

The property comprises three ground floor trade counter/motor trade units with an extensive yard and car parking area totalling an approximate site area of 0.60 hectares (1.48 acres).

The site benefits from 2 access points off Stratford Road, Wolverton serving the entire site.

The site does not include the petrol filling station to the front and the restaurant that immediately abuts the site.

The site is surrounded by residential and commercial property and is extremely prominent fronting on to Stratford Road.

The site presents for a redevelopment opportunity subject to obtaining vacant possession from the three existing tenants. One of the tenant's lease is outside The Act, with the other two leases expiring in 2024 and 2027.

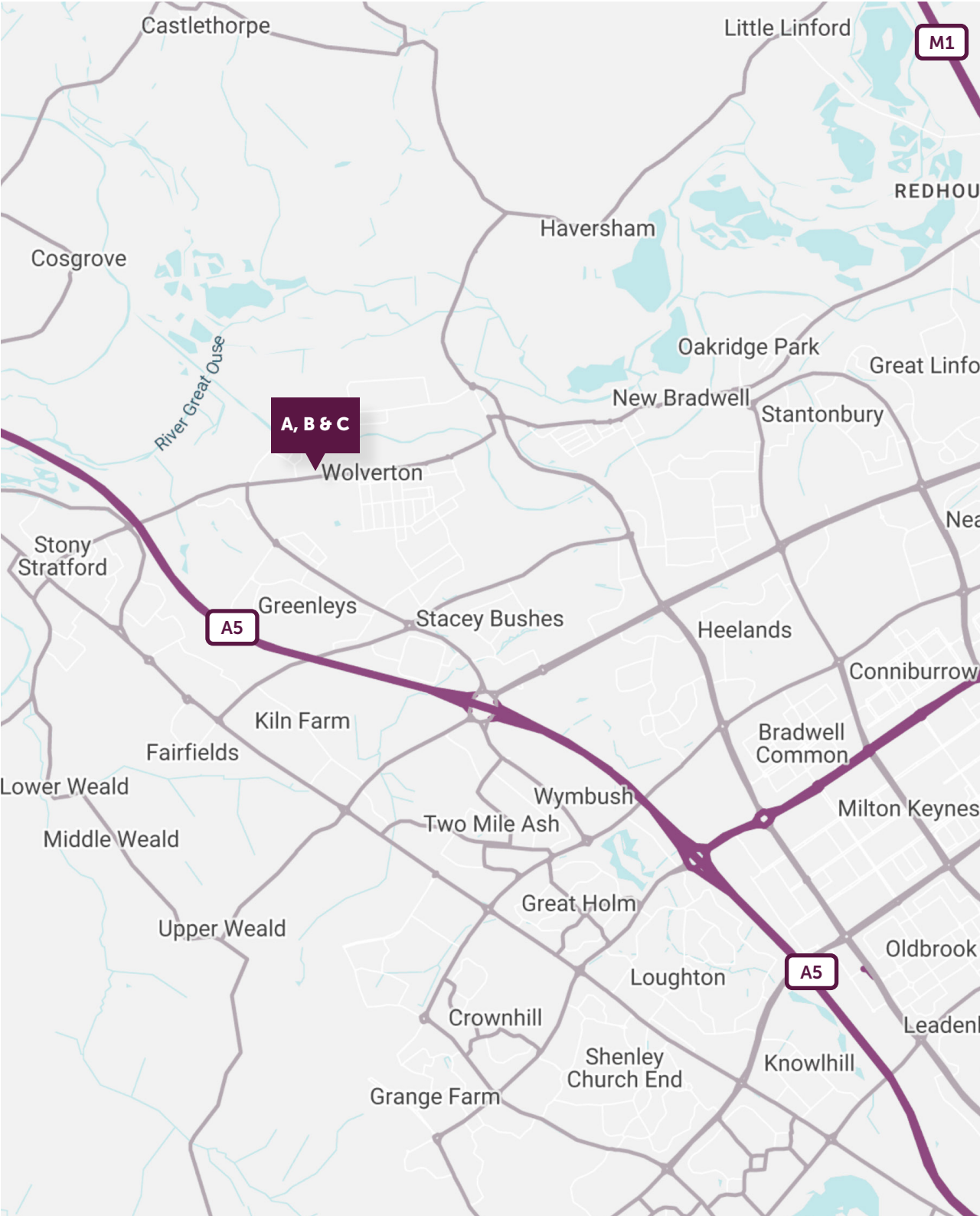


INVESTMENT CONSIDERATION

- Neighbourhood industrial investment with ongoing asset management opportunity
- Prominently situated along Stratford Road, Wolverton a short distance from the A5 link road that runs through Milton Keynes
- Total passing rent of £117,000
- The estate comprises of 3 industrial units totalling 10,600 sq ft – Two of which benefit from yard areas.
- The property is held freehold
- The total site area is 0.60 hectares 1.48 acres with a potential redevelopment opportunity STP

TENANCY & ACCOMMODATION

Unit	Use	Floor areas (sq ft)	Floor areas (sq m)	Tenant	Term	Rent p.a.x.	Other Comment
A	Industrial/ Trade Counter	(3,950 sq ft)	366.96 sq m	KWIK-FIT PROPERTIES LIMITED (1)	25 years from 04/06/1999	£40,000 per annum	Tenant has requested a new lease. Lease held inside The Act
B	Industrial/ Trade Counter	(3,800 sq ft)	353.03 sq m	WOLSELEY UK LIMITED	5 years from 25/12/2022	£40,000 per annum	Lease is held inside The Act
C	Car Repair Workshop with storage yard	(2,850 sq ft)	264.77 sq m	Kastriot Murati	7 years from 23/03/2019	£37,000 per annum	Lease is held outside The Act



LOCATION

The property is prominently situated on the northern side of Stratford Road, opposite its junction with Christchurch Grove, some 0.5 miles west of the town centre.

Stratford Road leads directly to the A5, the major trunk road providing access to the M1 and M6.

Nearby occupiers include Murco Petrol Station, Premier Convenience Store, RailCare, MK Car Store and The Radcliffe School.



Northampton	16.5 miles	30 mins
Milton Keynes Station	3.9 miles	10 mins
London	57.6 miles	1hr 34 mins
A5	2.2 miles	6 mins
M1 Junction 14	7 miles	15 mins
A421	8.2 miles	15 mins



Northampton	24 mins
London Euston	37 mins
Birmingham	1hr 41 mins
Manchester	1hr 56 mins

INFORMATION

EPC

Available upon request

Tenure

Freehold

Term

We are instructed to seek offers in excess of £2,000,000 (Two million Pounds) - subject to contract and exclusive of VAT. A purchase at this level reflects a price per acre of £1.351M.

VIEWINGS

For further information or to book a viewing please contact



Eamon Kennedy

07887 835 815

eamon.kennedy@kirkbydiamond.co.uk

Paul Quy

07917 268 653

paul.quy@kirkbydiamond.co.uk

