

FOR SALE

RETAIL INVESTMENT



- **Rare availability – high street retail investment**
- Prominently positioned on Newport Pagnell's main thoroughfare
- Town centre location with good footfall & free parking
- High St occupiers include the Post Office, Costa, Superdrug, Co-op Nationwide, various eateries, hotel & convenience stores
- All usual town centre amenities within walking distance
- Demise forms part of Grade II listed C19th building
- Recent tenant fit out as a barber's salon
- Common areas managed via service charge
- VAT: applicable
- Use: E

- Ground floor lock-up retail unit: 329 ft² (30.58 m²)
- Occupational lease: 5 year FRI from January '24
- Rent receivable: £12,000 pax with Jan '26 review
- Tenure for sale: residue of 999 year lease from 1988 at a peppercorn rent

- Long leasehold: £175,000
- Rateable value: £11,250
- Energy performance rating: B

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