louchshacklock
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1 HIGH STREET | WOBURN SANDS | MILTON KEYNES | MK17 8RQ

RETAIL PROPERTY INVESTMENT

1,435 sq ft (133.3 m²)

FOR SALE

- Freehold retail investment FOR SALE.
- High Street location in thriving town centre.
- Three individual ground floor units.
- Two units let on full repairing and insuring leases expiring in 2035.
- One unit vacant with a letting agreed.
- Rental income of £43,200 pa exclusive.
- Car parking area.

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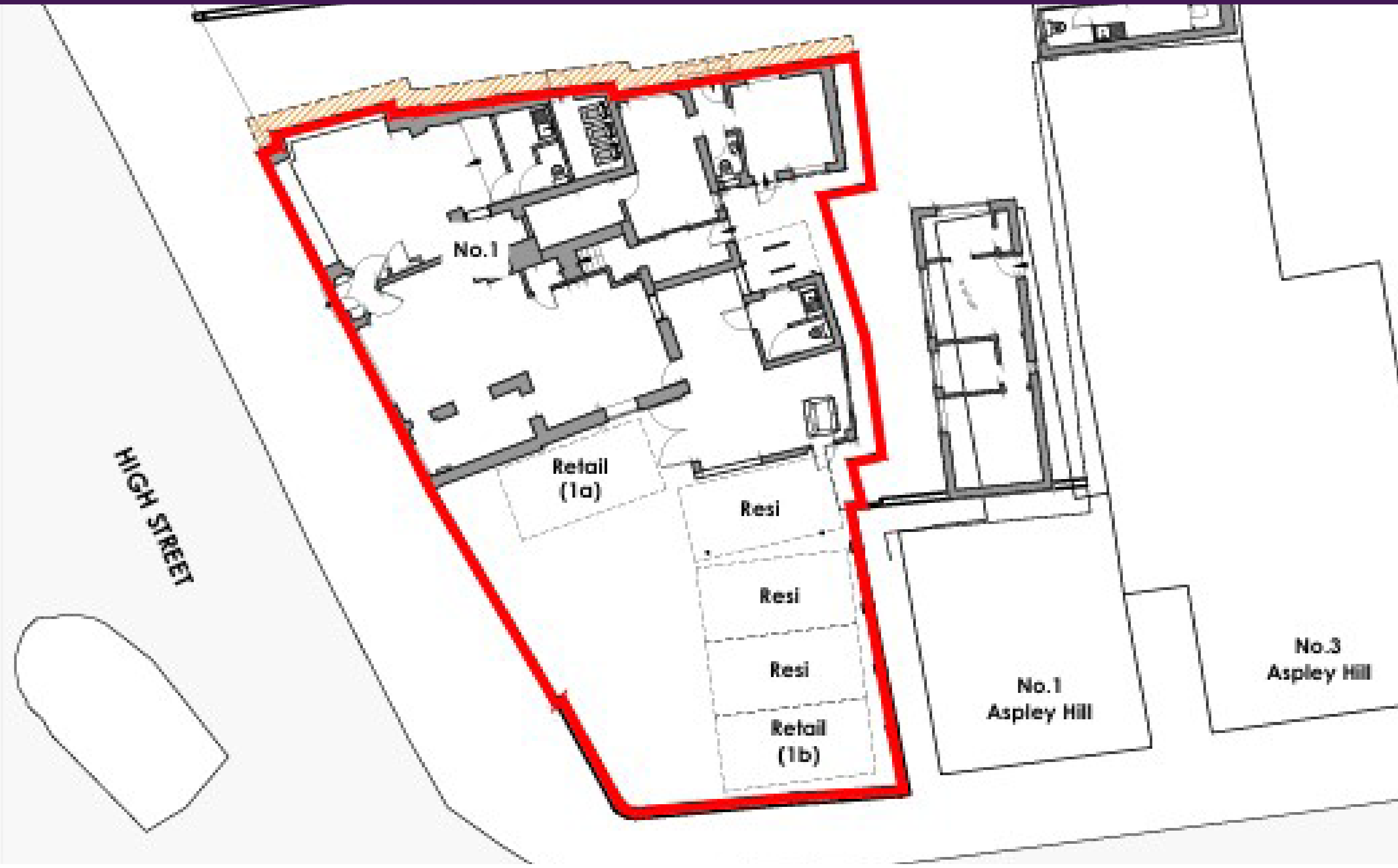

Description

1 High Street is a detached building of traditional masonry construction with a gravel car parking area. The ground floor of the property is configured as three commercial units, two with extensive frontage to the High Street. There is additional free public car parking a short walk away at Russell Street.

Unit 1A is let to a florist and has glazed frontage to the High Street extending to 5.55m and an internal sales area depth of approximately 9.0m. There is a WC, kitchen area and storage area to the rear. The storage area is accessed from the car parking area by a garage door.

Unit 1B is let to a travel agency and has a glazed frontage to the High Street extending to 3.83m, with a return glazed frontage of 3.34m. It has an internal sales area depth of approximately 6.0m. There is a storage area, kitchen and WC.

Unit 1C is situated to the rear of 1B and is currently undergoing refurbishment. It provides self-contained commercial premises with two sales/consultation areas, WC and storage area.

The upper parts of the property have been developed as high quality residential accommodation and do not form part of the sale of this commercial property investment.

Occupational Leases

Unit 1A is let to Ms K Hollinshead t/a The Flower Boutique on a full repairing and insuring lease for a term expiring 30th November 2035. The current rent payable is £20,000 pa with rent reviews to the higher of open market rent or RPI effective upon 1st December 2026, 1st December 2029 and 1st December 2031. There is a tenant's break option effective upon 30th November 2029. The lease is contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

Unit 1B is let to Ms N Findlay t/a Experience the World Travel on a full repairing and insuring lease for a term expiring 30th November 2035. The current rent payable is £13,200 pa with rent reviews to the higher of open market rent or RPI effective upon 1st December 2026, 1st December 2029 and 1st December 2031. There is a tenant's break option effective upon 30th November 2028. The lease is contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

Unit C is currently undergoing refurbishment and being marketed for lease.

A letting has been agreed at a rent of £10,000 pa exclusive.

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Location

Woburn Sands is a market town located to the South East of Milton Keynes and within the administrative area of the city. The town is accessed by road from North or South by the A5130 and from the A5 and the West by Bow Brickhill Road. Woburn Sands railway station is on the Bletchley to Bedford line, which will be connected to Oxford, Milton Keynes and Cambridge by the East-West Rail project.

Highlights

- ✓ **Freehold retail investment for sale in thriving High Street location.**
- ✓ **Rent receivable £33,200 pa and a further letting agreed at £10,000 pa.**
- ✓ **Three self-contained commercial units.**
- ✓ **Prominent retail frontages let to established local businesses.**
- ✓ **Full repairing and insuring leases extending up to 2035.**

Sale Terms and Tenure

The freehold interest in the property, subject to the existing occupational leases, is available for sale at a price of **£525,000** (+ VAT if applicable).

A sale at this price equates to a net initial yield of **7.87%**, before purchaser's costs.

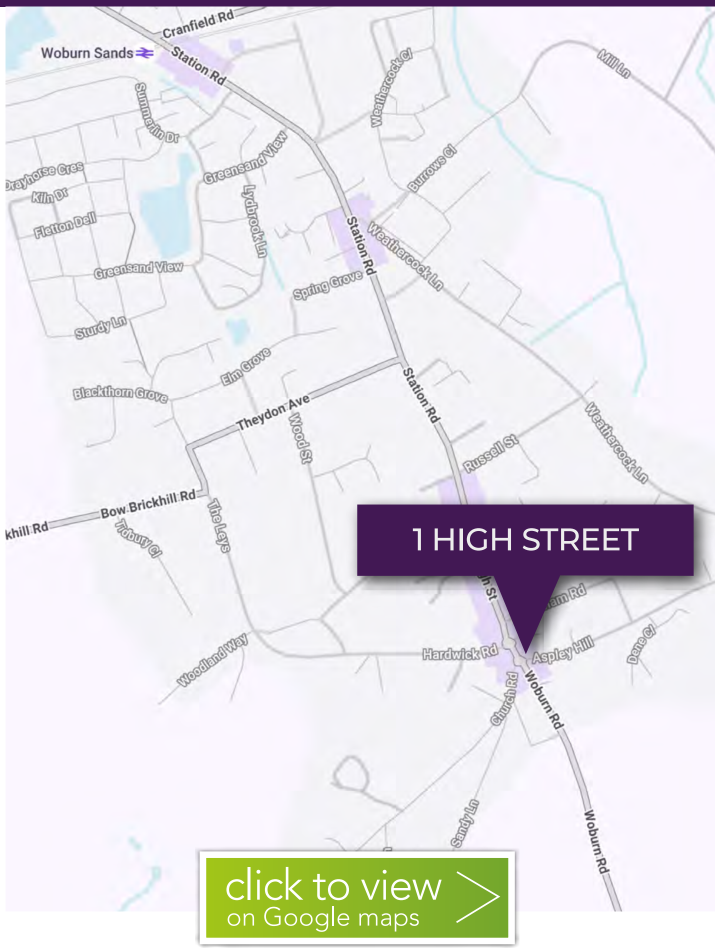
Following the rent reviews effective 1st December 2026, based upon RPI being no less than the current rate at the review date, the expected income would increase to £46,725 pa equating to an effective yield of **8.52%.**

Floor Area

	NIA (m^2) approx.	NIA (sq ft) approx.
Unit 1A	**74.2**	**799**
Unit 1B	**34.0**	**366**
Unit 1C	**25.1**	**270**
TOTAL	**133.3**	**1,435**

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2025/26)
Unit 1A High Street	£12,500	£6,238
Unit 1B High Street	£11,500	£5,739



EPC

The three units have the following Energy Performance Ratings

Unit 1A - B(41) valid until 29th November 2033.

Unit 1B - D(93) valid until 1st July 2031.

Unit 1C - B(48) valid until 21st April 2035.

Viewing and further information:

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