





To Let

69-71, High Street, Newport Pagnell, Buckinghamshire, MK16 8AB

-  Rents from £14,000 per annum exclusive
-  From 424 - 760 Sq Ft /39.3 – 70.6 Sq M
-  Historically known as the Former Post Office located centrally on the High Street of Newport Pagnell .

The unit is currently fitted out as a betting shop predominantly open plan with a counter, office , staff kitchenette and WC. The unit benefits from customer toilets and suspended ceiling.
-  The unit could be split to offer smaller units – see plan attached of proposed new retail areas.



69-71, High Street, Newport Pagnell, Buckinghamshire, MK16 8AB

Location

Newport Pagnell is a historic thriving market town in the north east of Buckinghamshire situated approximately 6 miles to the north of Milton Keynes. Easy access to Junction 14 of the M1 motorway 20 minutes drive from both Bedford and Northampton and within a 10 minute drive from the main railway station in Milton Keynes.

Newport Pagnell attracts a great deal of passing trade and the High Street offers a wide selection of shops, pubs, restaurants and ample free parking.

Terms & Tenure

The premises are available to let as a whole unit or individual retail units on new flexible lease terms to be agreed.

Accommodation

Net Internal Area :

Shop 69	70.6 sq m	760 sq ft	£16,000 per annum exclusive.
Shop 71	39.3 sq m	424 sq ft	£14,000 per annum exclusive.
69/71	110 sq m	(1,184 sq ft)	£27,500 per annum exclusive

Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

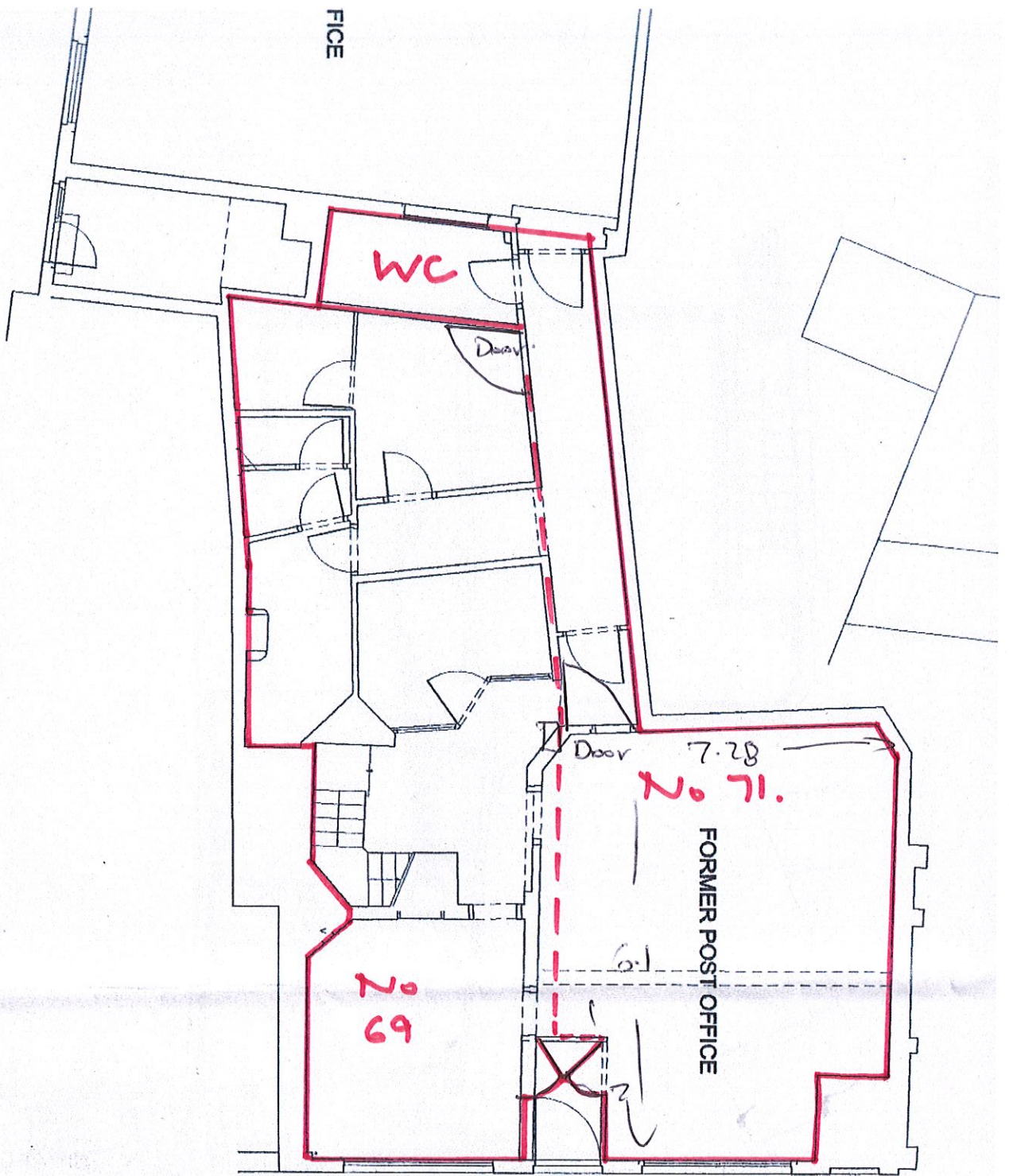
Strictly by appointment only please contact:

Jo Ferris

jo.ferris@stimpsonseves.co.uk

FICE

080



No
69

No 71.

FORMER POST OFFICE

Door

7.28

6.1

HIGH STREET

