FOR SALE

UNITS A, B & C

Stratford Road | Wolverton | Milton Keynes | MK12 5RS

VIEW PHOTO GALLERY



TRADE COUNTER / MOTOR TRADE INVESTMENT

- 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.



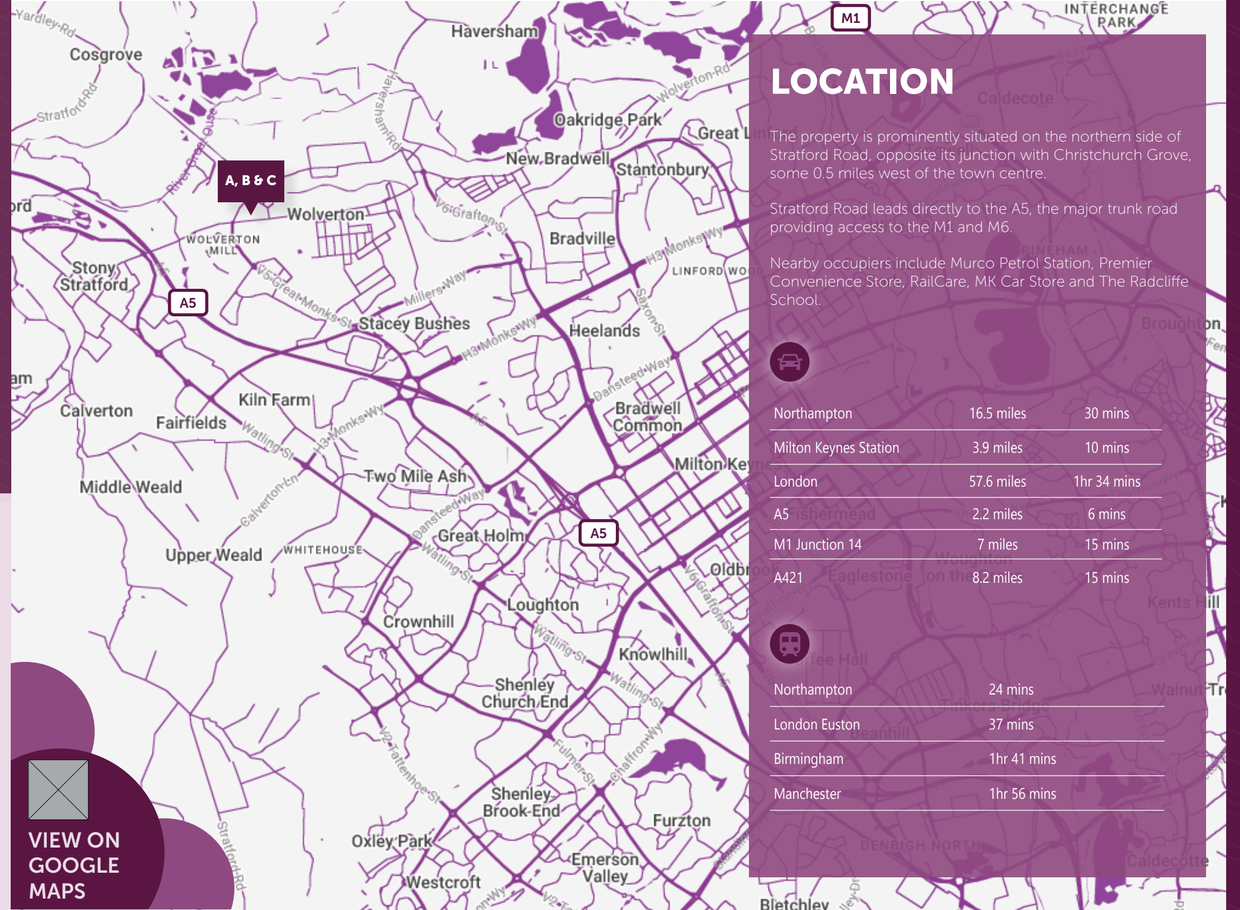
INVESTMENT CONSIDERATION

- 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 £145,000.
- 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 (per annum)
A	Industrial/ Trade Counter	3,950	366.96	KWIK-FIT PROPERTIES LIMITED (1)	Lease expiry 02/06/2029	£45,000
B	Industrial/ Trade Counter	3,800	353.03	WOLSELEY UK LIMITED	Lease Expiry 18/04/2028	£40,000
C	Car Repair Workshop with storage yard	2,850	264.77	DFH MK MOTOR	Lease Expiry 24/12/2032	£60,000 and going up to £65,000 by 2030

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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

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Kwik Fit



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Wolseley



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