

# FOR SALE

2,833 Sq Ft (263.19 Sq M)

- Prime location in Newport Pagnell.
- Excellent access to the M1.
- Operated as an Indian Restaurant.
- Attractive Building.
- Double Aspect.



**53 High Street**  
Newport Pagnell, MK16 8AU

**>D KirkbyDiamond**

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## LOCATION

- Located on a prominent corner in Newport Pagnell town centre.
- Within easy walking distance to all local amenities.
- Excellent access to the M1 motorway, A509 and A422 trunk road.
- Approximately 4 miles to the Northeast of Central Milton Keynes.
- 3 miles to J14 of the M1 motorway.



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## DESCRIPTION

- INVESTMENT SALE
- The Property comprises a former banking hall of upper ground and basement floors located in the centre of Newport Pagnell High Street
- The location is considered a prime pitch within the High Street
- The property is currently being operated as a restaurant
- The ground floor accommodation comprises mainly open plan retail accommodation with display windows to both elevations

## TERMS

The premises are to be sold on a freehold investment basis with the benefit of the existing tenants at a guide price of £450,000 exclusive reflecting a gross yield of 7.2%.

## ACCOMMODATION (Gross Internal Area\*)

|       |             |             |
|-------|-------------|-------------|
| Total | 263.19 SQ M | 2,833 SQ FT |
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** The property has an EPC of C - 53

**Business Rates:** Rateable Value - £38,000

Interested parties are advised to contact the relevant Local Authority.

## CONTACT:



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