

- **Established retail showroom**
- **Broad road frontage**
- **Loading bay and storage**
- **Fringe town centre location**
- **For sale as Mortgagee not in Possession**

Accommodation

Front Sales Area: 163.80m² (1,763 sq ft)

Including Loading Bay

Rear Sales Area: 285.40m² (3,072 sq ft)

Including Rear Loading Bay

Kitchen and WC

Total Indicative GIA: 449.16m² (4,835 sq ft)

EPC Rating

The full Energy Performance Certificate is available via our website

Note

The property is being sold as Mortgagee not in Possession, further information in respect of which will be contained in the legal pack

The property is tenanted by way of a five year lease from 10 July 2012 to Discount Suite Centre Limited at a rent of £12,999.96 per annum
A copy of the Lease is available for download from the Auctioneer's website

SOLICITORS Shoosmiths Solicitors, Witan Gate House, 500-600 Witan Gate West, Milton Keynes MK9 1SH (Ref: Stuart Montgomery / Beth Hawthorn)

VIEWING External inspection only

