



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



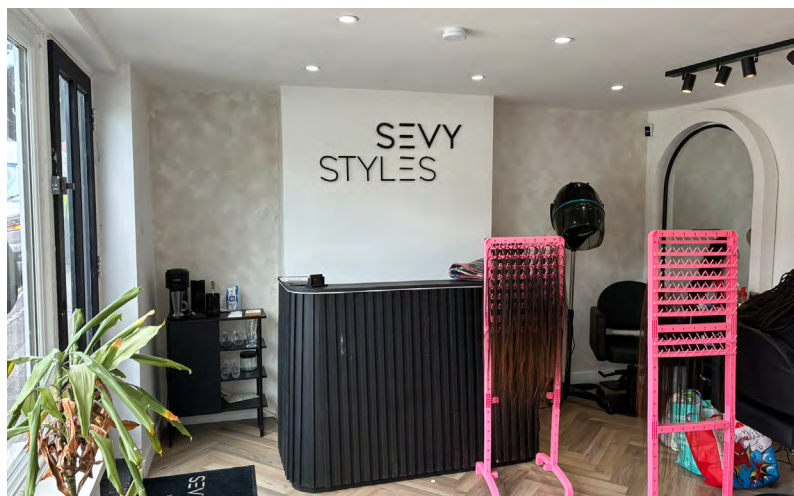
59-61 UNION STREET | NEWPORT PAGNELL | MILTON KEYNES | MK16 8ET

QUASI RETAIL/OFFICE INVESTMENT

1,688 sq ft (156.82 m²)

FOR SALE / TO LET

- Freehold retail investment for sale.
- Prominent position in thriving town centre.
- Fully let ground floor on a full repairing and insuring leases.
- Rental income of £33,250 pa exclusive.
- ERV £45,750 pa once fully let
- Redevelopment opportunity (STPP)



Description

The property forms part of a historic terrace built of traditional brick construction, decorated externally, with clay plain tile roof with ridge chimneys. Internally, the property is configured to provide 3 retail units at ground floor level with office accommodation to the upper parts.

The Tenant of 61, Sevy Styles, are currently renewing their lease for a further 5 years with a break clause in the 3rd anniversary. The unit is fully self-contained and is fitted as a hair salon in the tenant's bespoke in-house style.

Unit 59 has a new 5 year lease as a ladies hairdresser, with a break clause, and is fully self-contained with a small yard at the rear.

Unit 61a is not self-contained but has the benefit to use the staff welfare facilities of the upper floor and is let as a gentleman's barbers on a 5 year lease with a break clause.

The office accommodation comprises 3 main suites and is fitted to a good specification including carpeted timber flooring, electric heating, fluorescent strip lighting and perimeter wall mounted sockets.

Tenancy details available upon request.

Floor Areas

	NIA (m ²) approx.	NIA (sq ft) approx.
GF 61, Union Street, Newport Pagnell, Bucks, MK16 8ET	42.66	460
Part Gnd Floor 61a, Union Street, Newport Pagnell, Bucks, MK16 8ET	18.70	201
GF 59, Union Street, Newport Pagnell, Bucks, MK16 8ET	29.17	314
FF 59-61, Union Street, Newport Pagnell, Bucks, MK16 8ET	66.24	713

EPC

59-61 Union Street – 108 E

Business Rates

Property Address	Rateable Value (2026)
GF 61, Union Street, Newport Pagnell, Bucks, MK16 8ET	£6,700
Part Gnd Floor 61a, Union Street, Newport Pagnell, Bucks, MK16 8ET	£3,150
GF 59, Union Street, Newport Pagnell, Bucks, MK16 8ET	£5,000
FF 59-61, Union Street, Newport Pagnell, Bucks, MK16 8ET	£9,400

Sale Terms and Tenure

The freehold interest in the property, subject to the existing occupational leases, is available for sale at a guide price of **£425,000** (+ VAT if applicable).

Rent

FF 59-61 Union Street £12,500 per annum exclusive.

VAT

Purchasers and tenants are advised to make their own enquiries as to the incidence of VAT or other applicable taxation for any property transaction.

Legal Costs

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





[click to view](#)
on Google maps

Location

Newport Pagnell is a historic market located in the north-eastern fringe of Milton Keynes, approximately 4 miles north-east of Central Milton Keynes. The Town benefits from excellent road connectivity, positioned adjacent to J14 of the M1 Motorway and both the A422 and Wolverton road, which in turn provides direct routes to the surrounding suburbs and wider geographical circumference of Milton Keynes.

59-61 Union Street High Street occupies a prominent town-centre position adjacent with the Highstreet, the immediate vicinity is predominantly categorised by a wide range of local amenities including boutique retailers, restaurants, and everyday conveniences.

Viewing and further information:



Luke Epps
07522 084427
luke@louchshacklock.com