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55-57 UNION STREET | NEWPORT PAGNELL | MILTON KEYNES | MK16 8ET

PART INCOME PRODUCING REDEVELOPMENT OPPORTUNITY

743 sq ft (69.03 m²)

FOR SALE / TO LET

- End of terrace building with rear yard.
- High Street location in thriving town centre.
- Rental income of £14,000 pa exclusive.
- c.0.2 acres of rear yard.
- Planning permission is being submitted for 5 apartments.

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Description

The property forms part of a historic terrace built of traditional red brick construction with render finishes and a long clay-tiled roof with ridge chimneys.

Unit 57 is self-contained and provides treatment rooms across ground, first and second floors and is under offer to a private induvial for a beauty aesthetics salon.

Flanking the buildings is a rear yard extending to approximately 0.2 acres and is suitable for redevelopemnt, there is a planning application being submitted for 5 apartments.

Sale Terms and Tenure

The freehold interest in the property, subject to the existing occupational leases, is available for sale at a price of £700,000 (+ VAT if applicable).

Floor Areas

	NIA (m^2) approx.	NIA (sq ft) approx.
57 Union Street, Newport Pagnell, Bucks, MK16 8ET	68.98	743

EPC

55-57 Union Street – 108 E

Business Rates

Property Address	Rateable Value (2026)
55-57 Union Street, Newport Pagnell, Bucks, MK16 8ET	£9,800

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.

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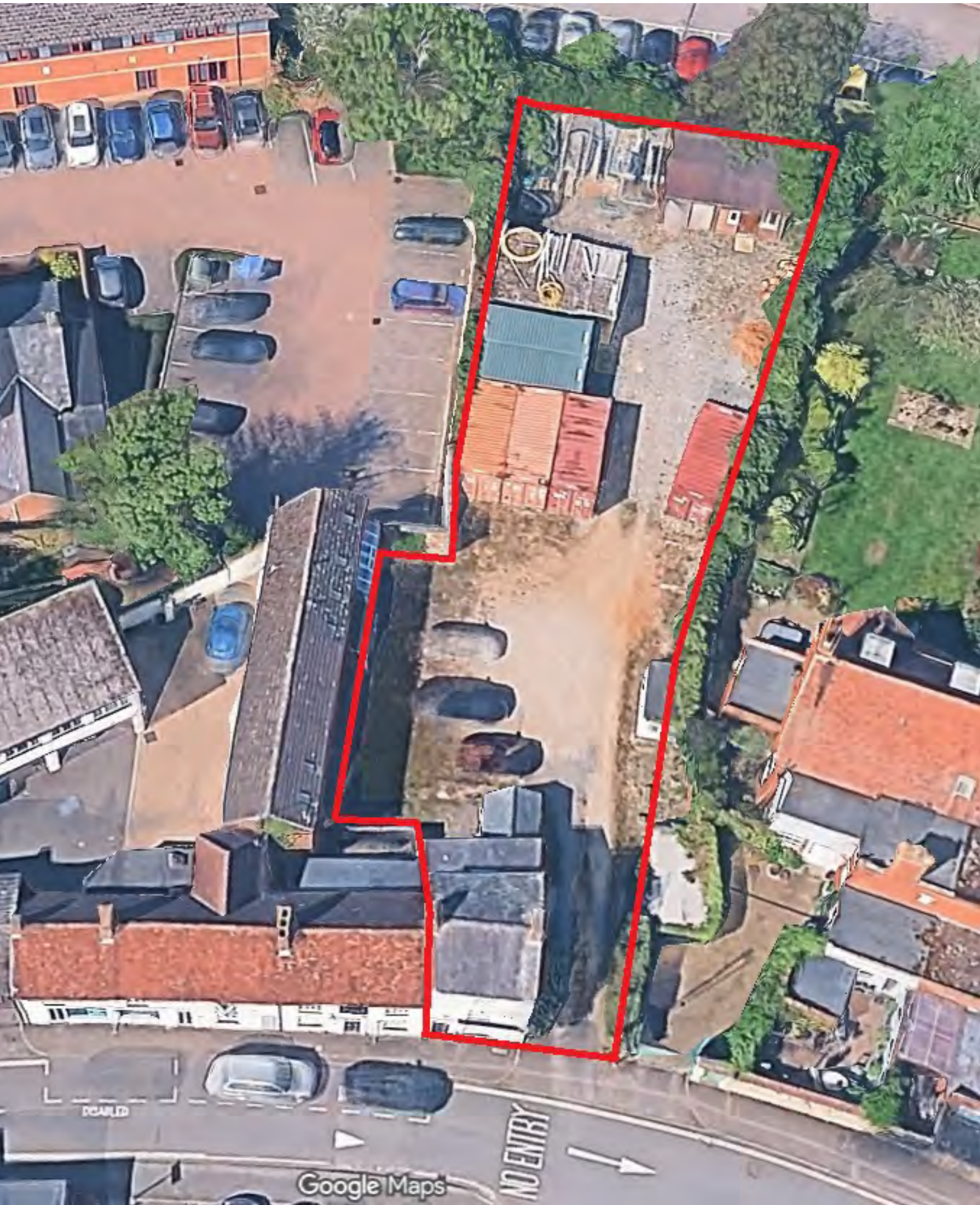

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Location

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.

55-57 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:

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