

For Sale Freehold

9 Shirwell Crescent, Furzton, Milton Keynes, Buckinghamshire, MK4 1GA



£550,000 for the Freehold Building



2,192 Sq Ft / 203.64 Sq M



The Property comprises a freehold commercial building arranged over ground and first floors, both providing Class E (formerly B1) accommodation. The ground floor layout includes a reception area, five to six individual offices, a kitchen and shared W.C. facilities. The Property further benefits from three dedicated parking spaces, an alarm system and intercom-controlled access.



Offering a combination of vacant possession and established rental income, the Property represents an excellent freehold investment or owner-occupier opportunity with asset management and future income growth potential.

For further information
please contact:

01908 611408

73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB



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Location

The Property is situated on Shirwell Crescent in the popular Furzton area of Milton Keynes, close to Furzton Lake and a range of local amenities. The location benefits from excellent connectivity via the A5, M1 motorway and Milton Keynes Central railway station, providing fast links to London and the wider region.

Terms & Tenure

The premises are available for sale freehold at offers in excess of £550,000 exclusive. The ground floor is vacant, offering immediate occupation or letting potential, while the first floor is let to an established tenant, producing a rental income of £18,000 per annum.

Accommodation

Ground Floor:	1,096 sq. ft.	(101.82 sq. m.)
First Floor:	1,096 sq. ft.	(101.82 sq. m.)
Total:	2,192 sq. ft.	(203.64 sq. m.)

Rates

Rateable Value Ground Floor £16,250. 1st Floor £16,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is B.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

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

Viewing

Strictly by appointment only please contact:



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