

LEASEHOLD

**31 High Street, Stony Stratford,
Milton Keynes, MK11 1AA**

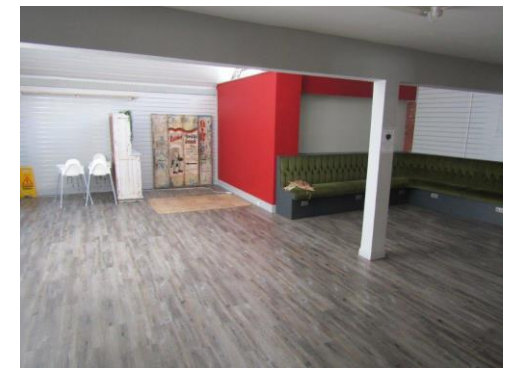
£30,000 per annum

1,235 Sq Ft / 114.77 Sq M

Retail premises located in a prominent position in the centre of Stony Stratford High Street.

The premises offer ground floor retail with separate access/loading from the rear.

31 High Street has two allocated parking spaces in Coffridge Close to the rear.



31 High Street, Stony Stratford, Milton Keynes, MK11 1AA

Location

Stony Stratford is located approximately 5 miles to the north west of Milton Keynes on the border of Northamptonshire. The A5 and M1 are within easy reach providing access to London and the north. There are main line railway stations within 5 miles at Wolverton and Milton Keynes Central.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Accommodation

Ground Floor Retail 114.77 Sq M / 1,235 Sq Ft

VAT

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

Rates

Rateable Value for 27-31 High Street is £50,500 which is to be reassessed in due course.

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 tbc.

Costs

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

Viewing

Strictly by appointment only please contact

Jo Ferris jo.ferris@stimpsonseves.co.uk

Giles Ferris giles.ferris@stimpsonseves.co.uk