

For Sale

**24-25 Stratford Road, Wolverton,
Milton Keynes, MK12 5LW**



£550,000 for the Freehold



Total Building Size approx 3,400 Sq Ft / 315 Sq M
(Not verified - unable to inspect for measurements)



Ground Floor retail investment premises with fenced veranda to the front and extends to a depth of 1.5m. Both units comprise restaurant/ seating area to front with commercial kitchen and w.c. facility to the rear. At the rear there are two single storey extensions, with rear access from both units to parking and bin storage. There are two sets of extractions vents from the kitchen of each unit.

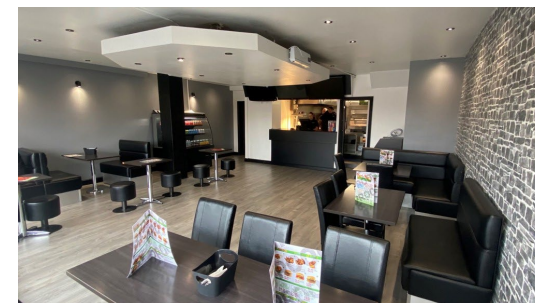


The whole property is let to MSR UK Ltd on a 7 year lease, with a rent review every 3 and a half years, at a rental of £36,000 per annum.

For further information
please contact:

01908 611408

73 High Street,
Newport Pagnell,
MK16 8AB





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Location

The town of Wolverton is located on the northern edge of Milton Keynes, between Newport Pagnell and Stony Stratford and approximately 3 miles from Central Milton Keynes. The town is within easy reach of both the M1 motorway and the A5. It has the benefit of a main line railway station.

Wolverton is a thriving, vibrant community and supports a wide selection of shops, public houses, restaurants, cafes and four supermarkets.

Terms & Tenure

The premises are to be sold freehold at offers in the region of £550,000 exclusive.

Accommodation *(Approximate Sizes – not verified – any prospective purchaser must make their own investigations)*

| | | |
|-------------------------------|--------------------|-----------------|
| Ground Floor | 2,200 Sq Ft | 204 Sq M |
| First Floor Residential Flats | 1,200 Sq Ft | 111 Sq M |
| Total | 3,400 Sq Ft | 315 sq m |

EPC

The EPC rating for the property is 62 - Band C.

Rates

Rateable Value - No. 24 - £14,750. No.25 - £20,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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:

Jo Ferris jo.ferris@stimpsonseves.co.uk

Shyam Patel shyam.patel@stimpsonseves.co.uk

