

For Sale

**14 Simpson Road, Bletchley,
Milton Keynes, MK2 2DD**

 £350,000 for the Freehold

 1,469 Sq Ft / 136.47 Sq M

 Semi-detached character cottage comprising ground floor retail premises and a spacious two bedroom first floor flat. The ground floor offers office space, a generous open plan retail area with Class E use, rear office, WC and access to a private rear garden. The first floor provides two double bedrooms, a comfortable living room, modern fitted kitchen and bathroom.

 Originally two separate homes, the property has been thoughtfully converted, suitable for owner-occupiers or investors. There may also be potential to reinstate the property as residential accommodation, subject to the necessary planning consents.

For further information
please contact:

01234 341311

**Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY**





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Location

Bletchley is an established town located 3 miles south of Milton Keynes, providing easy access to the A5, junction 14 of the M1 and has excellent rail links into London and the north.

Bletchley has attracted many large retailers including Asda and Ikea due to the extensive regeneration programme and the construction of the large sports/conference stadium, home of the MK Dons.

Terms & Tenure

The premises are for sale freehold at a price of £350,000 exclusive.

Accommodation

Ground Floor Retail	879 sq ft	81.6 sq m
First Floor 2 Bedroom Flat	590.7 sq ft	54.8 sq m

EPC

The EPC rating for the property is TBC

Rates

Rateable Value £6,700 Ground Floor Retail. Council Tax Band B for 2 bedroom flat. 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:

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Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk