

## To Let

### 31 High Street, Stony Stratford, MK11 1AA

-  £30,000 per annum
-  1,235 Sq Ft / 114.73 Sq M
-  The property comprises a prominently positioned ground floor retail unit with ancillary accommodation, situated on the busy High Street in the heart of Stony Stratford. The premises provide ground floor retail space with separate rear access/loading facilities and are suitable for a variety of commercial uses under Use Class E. The property benefits from excellent frontage, strong pedestrian footfall, and two allocated parking spaces in Coffridge Close to the rear, making it ideal for owner-occupiers or investors.
-  The flexible accommodation is suitable for retail, office, or service-based businesses, offering excellent visibility, convenient customer and staff access, dedicated rear servicing, and the added benefit of allocated rear parking.

For further information  
please contact:

**01908 611408**

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



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### **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, at a rental of £30,000 per annum exclusive.

### **Accommodation**

|                     |             |             |
|---------------------|-------------|-------------|
| Ground Floor Retail | 1,229 sq ft | 114.18 sq m |
|---------------------|-------------|-------------|

### **Rates**

Rateable Value TBC 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 Band C.

### **VAT**

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice. Owner advises no VAT applicable on the rent.

### **Costs**

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

### **Viewing**

Strictly by appointment only please contact:



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