

## FREEHOLD INVESTMENT

**22, High Street, Stony Stratford,  
Milton Keynes, MK11 1AF**

 £275,000 for the Freehold

 25.43 Sq M / 273.73 Sq Ft

 Freehold retail/residential investment for sale located on Stony Stratford High Street. The property comprises retail area with a separate kitchen, WC and courtyard to the rear. First floor living area with bathroom, kitchen and lounge, bedroom to the second floor.



## 22, High Street, Stony Stratford, Milton Keynes, MK11 1AF

### 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 investment premises are for sale freehold at a figure of £275,000 exclusive.

The retail and residential premises are let to a hairdressing business on a 5 year Lease from 14<sup>th</sup> October 2022 for 5 years at a passing rent of £18,000 per annum.

### Accommodation

Retail Area:	18.92 sq m	(203.65 sq ft)
Kitchen:	5.09 sq m	(54.79 sq ft)
WC:	1.42 sq m	(15.28 sq ft)
<b>Total:</b>	<b>25.43 sq m</b>	<b>(273.72 sq ft)</b>

### Rates

Rateable Value £4,100 . 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.

### EPC

The EPC rating for the property is D

### 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](mailto:jo.ferris@stimpsonseves.co.uk)