

# FOR SALE

1,217 Sq Ft (113.06 Sq M)

- Display Windows to the front elevation
- Prominent Position within the town.
- Affluent and popular area.
- Would suit a variety of retail operators or alternate uses.



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



## LOCATION

- Prominent position on Stony Stratford High Street, a flourishing, historic market town situated to the north west of Milton Keynes
- Nearby occupiers include Nationwide, Boots, Costa Coffee and Rohan
- Large public car park close by, providing free parking
- Excellent transport links, close to the A5 and the mainline train stations of Wolverton and Milton Keynes.
- Within a short drive to Central Milton Keynes

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Google Maps

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## DESCRIPTION

- Ground floor retail unit on Stony Stratford High Street
- Formerly traded as a popular gift shop and to be sold with vacant possession.
- Would suit an owner occupier looking to trade the unit or an investor.
- Display windows to the front elevation and three main retail areas.
- Storage room, staff facilities and parking space to the rear

## TERMS

The long leasehold interest is available at a quoting price of £275,000. VAT is payable on the purchase price.

## ACCOMMODATION

Ground Floor	113.06 SQ M	1,217 SQ FT
<b>Total</b>	<b>113.06 SQ M</b>	<b>1,217 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC - C 74

## CONTACT:

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