



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



**THE STORE | NEW STREET | STONY STRATFORD
MILTON KEYNES | MK11 1BW**

SELF-CONTAINED TWO STOREY OFFICE PROPERTY FOR SALE 506 sq ft / 47.01 m² (NIA)

- For sale freehold (No VAT)
- Located just off Stony Stratford High Street
- Single parking spacing in rear courtyard
- Air-conditioning
- Perimeter trunking
- Office accommodation on both floors
- Single WC and kitchenette on ground floor

Location

Located in the heart of Stony Stratford, the property benefits from immediate proximity to the High Street, retail outlets and public parking provisions.

Description

A self-contained two-storey office building offering open-plan accommodation on both floors with partitioned ancillary area on the first floor. The property was subject to a refurbishment in recent years and is presentable for immediate commercial use. A single parking space is provided within a communal car-park to the rear.

Energy Performance Certificate

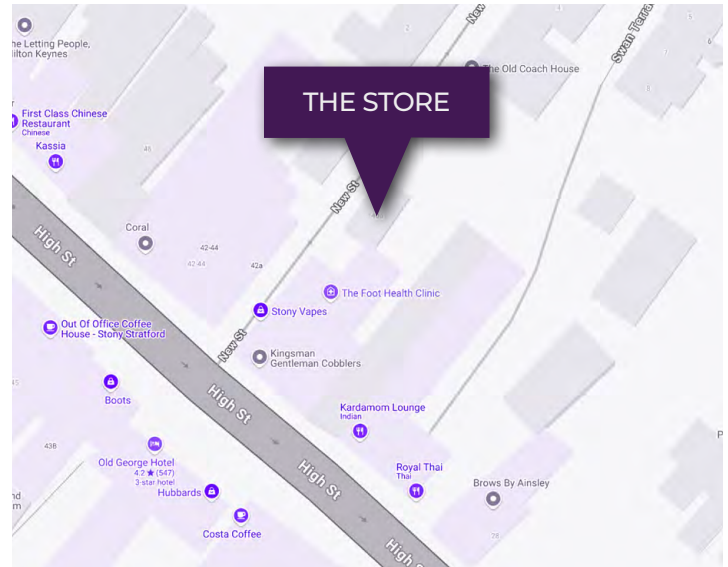
Available on request.

Business Rates

	Rateable Value 2023	Estimated Rates Payable (2024/25)
The Store	£3,900	Zero (subject to small rate relief)

VAT

All rents, prices and premiums are stated exclusive of VAT.



Viewing and further information:

Graham Young



DDI: 07841 882878
graham@louchshacklock.com