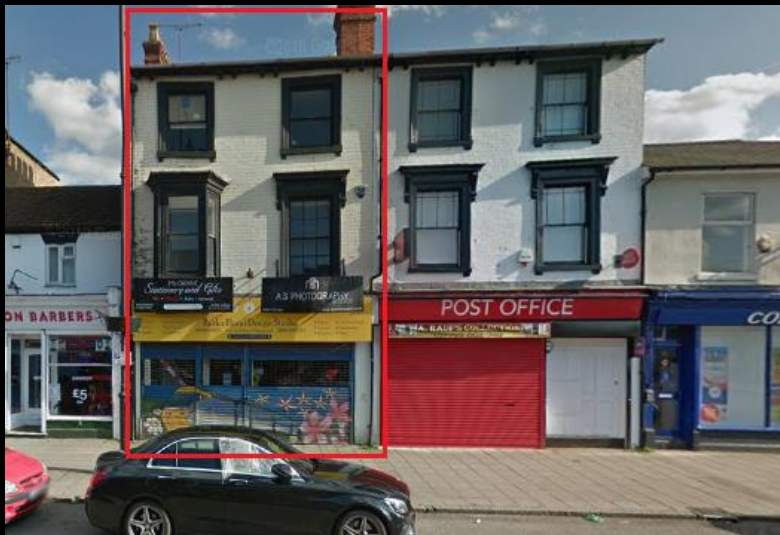


FOR SALE



DEVELOPMENT / INVESTOR OPPORTUNITY

- **RARE TOWN CENTRE OPPORTUNITY**
- **SUITABLE FOR RESIDENTIAL EXTENSION**

- Location: Wolverton town centre; Tesco with Costa, McDonalds & Lidl nearby
- Wolverton $\approx$ 0.4 miles; Milton Keynes 4.5 miles
- Town centre occupiers include Post Office, local retailers, various eateries etc
- Historic unlisted building: documented history dating to 1860. Originally residential (Belvedere House); one of the 1st 10 lots from Radcliffe Trust (1859)
- Prominent frontage to busy thoroughfare with space over four levels
- Retail unit: ground floor with storage & prep areas, basement & rear access. Let for 20 years FRI from 2021 at £22,000 pax
- Upper floors: split level three-bedroom apartment let on AST at £1,400 per month from July 2024

- Retail: 2,351 ft² (218.47 m²)
- Residential: 690 ft² (64.00 m²)
- **Total: 3,041 ft² (282.47 m²)**

- Freehold: Guided at £695,000
- VAT: not applicable
- Business Rateable value: £22,000. Council Tax Band: B
- Energy performance: D95 & D55

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