

# CLASS E OPPORTUNITY

## STONY STRATFORD

### 80 HIGH STREET

#### Description

Stony Stratford is a constituent town of Milton Keynes, Buckinghamshire. Stony Stratford is approx 5 miles (8 km) outside the centre of Milton Keynes.

The subject property is located on the northern end of the High Street. Nearby retailers include **The Stony Sweet Shop, Willen Hospice, The Cock Hotel, Saints Coffee** and **On the High Street**. The High Street is full of local independent brands.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall providing the following approximate areas:

<b>Ground Floor Sales</b>	1,442 sq. ft. (134 sq. m)
<b>Ground Floor Ancillary</b>	939 sq. ft. (87.20 sq. m)
<b>Total</b>	<b>2,381 sq. ft. (221.21 sq. m)</b>

Plans of the accommodation are available on request.

#### User

The premises currently falls under Class E use.

#### Lease

The premises are available by way of assignment on the existing lease expiring on 11 December 2028. Alternatively, a new sublease may be available for a term to be agreed.

#### Rent

# £38,000

per annum exclusive.



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£25,250
<b>UBR (23/24)</b>	£0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

#### EPC

This property has an EPC rating of D. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**      **07545 386694**  
[freddie.king@greenpartners.co.uk](mailto:freddie.king@greenpartners.co.uk)

**Mike Willoughby**      **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

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Subject to Contract

