

# TO LET

882 Sq Ft (81.94 Sq M)

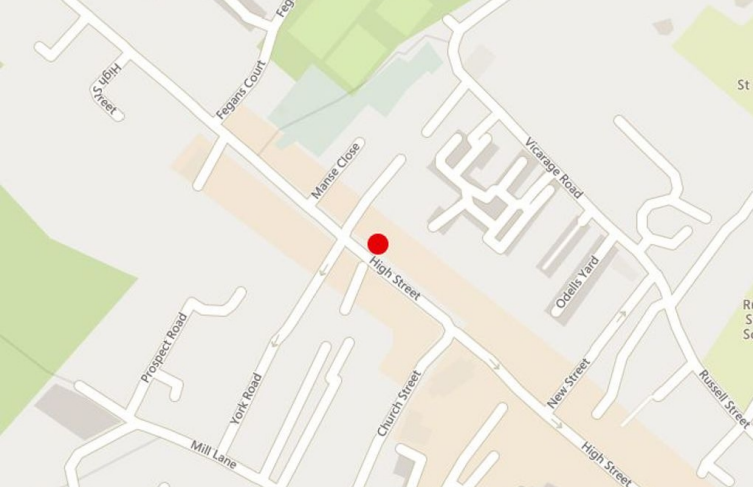
- › Display windows to the front elevation
- › Prominent position within the town
- › Affluent and popular area
- › Would suit a variety of retail operators or alternate uses
- › Now Under Offer



**84 High Street**  
Stony Stratford, Milton Keynes, MK11 1AH

Contact: Tate James or Nick Bosworth  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Prominent position on Stony Stratford High Street, a flourishing, historic market town situated to the north west of Milton Keynes.
- Nearby occupiers include Connells, 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.

 what3words

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 Google Maps

Click here

## Description

- Ground floor retail unit on Stony Stratford High Street.
- Formerly traded as a popular charity shop.
- Would suit a variety of operators under Use Class E.
- Display windows to the front elevation and three main retail areas.
- Storage room, staff facilities and parking space to the rear.

## Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £20,000. VAT is payable.

## Accommodation (Gross Internal Area\*)

Ground Floor	81.94 SQ M	882 SQ FT
<b>Total</b>	<b>81.94 SQ M</b>	<b>882 SQ FT</b>

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

EPC: E-106

**Business Rates:** The rateable value is £20,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £554.33 + VAT per quarter.

## Contact:

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