

# Commercial Shop Premise

25 High Street, Stony Stratford, MK11 1AA

## Description

Ground and first floor retail unit

## Located

Situated on traditional High Street in the historic town of Stony Stratford in North Milton Keynes.

Other nearby retailers include Dominos, Cycle King, Nationwide Building Society, Budgens and Oxfam.

Close to numerous successful independent traders and plenty of free parking areas both on the street and nearby.

## Size

Approx. 1528 sq ft (142m<sup>2</sup>)

## Terms

The Premises will be offered on a 15 year term with upward only rent reviews based on the RPI.

## Permitted Use

*Currently class E(a) - Commercial, Business and Service - Display or retail sale of goods, other than hot food.*  
Alternative uses can be explored subject to a Change of Use planning application.

## Service Charge

None at present the Landlord reserves the right to review.

## Repairs

As an indication the Tenant to be responsible for internal repairs, repair to shop frontage and redecoration.

**Misrepresentation Act.** Milton Keynes Council as vendors of the property give notice that these particulars are set out as a general guide only and does not constitute an offer or contract. All details are given in good faith and believed to be correct; however intending purchasers should not rely on them as statements or representations of facts and must satisfy themselves as to the correctness of each of them.

**Value Added Tax:** All figures quoted are exclusive of VAT. Value Added Tax may be payable on the rent or other charges and payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

**Rent:**  
**£30-35,000 pax**



Rent Deposit: Minimum deposit of three month's rent subject to status

Professional Costs: Incoming tenant responsible for the Landlords legal and surveying fees involved in this transaction.

Services: Electric, Water, Gas

Business Rates: It is understood the rateable value for the premises are £30,250 and the rates payable are £15,094 p.a., Call MKC Business rates 01908 691 691 for confirmation.

EPC can be download from

[www.epcregister.com/searchReport.html](http://www.epcregister.com/searchReport.html)

For more details or to arrange a viewing please contact

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