





For Sale

14 Simpson Road, Bletchley, Milton Keynes, Bucks, MK2 2DD

 £350,000 for the Freehold

 1,469 Sq Ft / 136.4 Sq M

 Semi detached character cottage property which consists of ground floor retail premises with office space and open-plan retail area. To the rear, there is an additional office, a WC, and access to a rear garden. The first floor apartment comprises two double bedrooms, a comfortable living room, a modern fitted kitchen and a bathroom.

 Originally two separate two-bedroom residential houses, the property has been converted, with the ground floor adapted for retail use. Ideal for owner-occupiers or investors seeking a blend of residential and commercial income potential.





For further information
please contact:

01908 611408
73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB

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Location

Bletchley is an established town located 3 miles south of Milton Keynes, providing easy access to the A5, junction 14 of the M1 and has excellent rail links into London and the north.

Bletchley has attracted many large retailers including Asda and Ikea due to the extensive regeneration programme and the construction of the large sports/conference stadium, home of the MK Dons.

Terms & Tenure

The premises are for sale freehold at a price of £350,000 exclusive.

Accommodation

Ground Floor Retail	879 sq ft	81.6 sq m
First Floor 2 Bedroom Flat	590.7 sq ft	54.8 sq m
Total	1,469 sq ft	136.4 sq m

Rates

Rateable Value £6,700 Ground Floor Retail. Council Tax Band B for 2 bedroom flat. The rates payable may be affected by transitional arrangements. Interested parties should call the

EPC

The EPC rating for the property is TBC

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Chloe Humphreys chloe.humphreys@stimpsonseves.co.uk

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