





For Sale

**65 Well Street, Buckingham,
MK18 1EN**

-  Offers in excess of £550,000 for the freehold
-  2,910 Sq Ft / 270.34 Sq M
-  Grade II listed premises comprising of ground floor retail, with rear ground floor and basement residential accommodation, and with 3 bedrooms and bathroom at first floor, with the benefit of separate access from the rear.
-  There is also a light industrial workshop to the rear of the building over ground and first floor, which was used as a photographic studio and frame making. This building is in need of considerable modernisation.



For further information
please contact:

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

65 Well Street, Buckingham, MK18 1EN

Location

Buckingham is an attractive University town and important residential/commercial centre situated midway between the M40 and M1 Motorways. Milton Keynes railway station is approximately 20 minute drive and offers a 35 minute intercity service to London Euston as well as frequent trains to Birmingham and the North.

Terms & Tenure

The premises are for sale freehold at offers in excess of £550,000.

The existing photography and framing business is available by separate negotiation.

Accommodation

Ground Floor Retail	24.48 sq m	263 sq ft
Ground Floor Residential	47.11 sq m	507 sq ft
Basement	19.15 sq m	206 sq ft
First Floor Residential	70.31 sq m	757 sq ft
Ground Floor Commercial	45.86 sq m	494 sq ft
First Floor Commercial	63.44 sq m	683 sq ft

Total **270.35 sq m** **2,910 sq ft**

Rates

Rateable Value £7,300. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

