

## Residential / Retail with Development Potential STPP



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

**Retail Unit extending to 784sq ft**

- A Semi Detached Character Cottage Converted to Retail.
- Prominently Located Fronting Simpson Road.
- Full UPVC Double Glazing to Residential Elements.
- Solid Brick Construction with Part Rendered Frontages.

## Location

The unit is located fronting onto Simpson Road within the Bletchley East ward/electoral division, which is in the constituency of Milton Keynes South. The A5 is located approx 0.8 miles from the premises, along Watling Street, which forms part of Fenny Stratford High Street which is 0.2 miles away. Fenny Stratford Railway Station is also 0.2 miles away providing access to Bletchley to the west and also to Bedford to the east. Bletchley Railway Station provides access to Euston in approximately 30 minutes.

J13 and J14 M1 are easily accessible as well as Central Milton Keynes being within 4.1 miles.

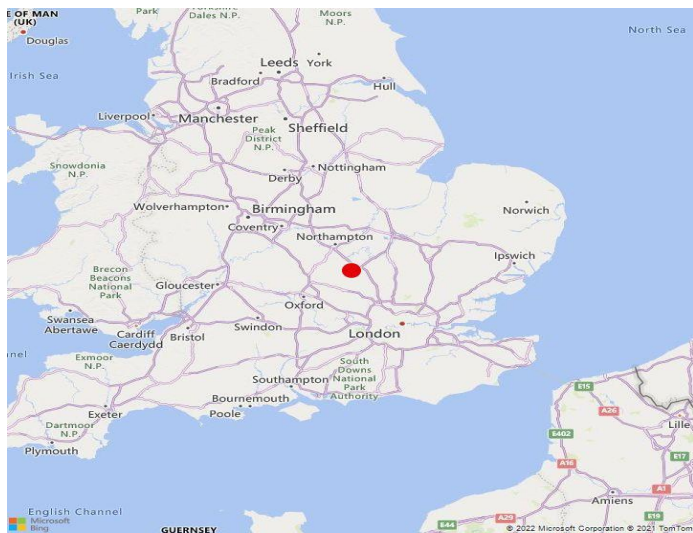
## Description

A semi-detached cottage, the ground floor at 14 has historically been a retail use, but could subject to relevant planning consent, be converted into further residential accommodation or maintained as a retail use.

## Terms

The premises are available by way of a sale of the freehold title at £350,000.00 exclusive.

**VAT:** Interested parties should make their own enquiries.



## Accommodation

Units 14 forms part of a pair of traditional brick built cottages. Unit 14 provides a large two bed flat at first floor along with what was a retail unit at ground floor. There is a distinct possibility to increase the residential content at ground floor subject to necessary planning consents.

Property	Council Tax/Rates
Unit 14A First Floor	2 bed B

Areas quoted are approximate and should not be held as 100% accurate.

## Specification

The premises benefit from upvc double glazing at first floor with electric lighting and a mix of electric and gas fired heating.

## Business Rates

We have made enquiries of the VOA Rating List and found the following:

14 Simpson Rd, Bletchley, Milton Keynes, MK2 2DD – Shop & Premises -- £3,750.00.

**EPC -- TBC**

## Viewings

For viewings and further information please contact:

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