

FOR SALE OFFICES

OCCUPIER / INVESTOR OPPORTUNITY



- **RARE FREEHOLD: AVAILABLE Q1 2023!**
- Location: within the bustling heart of historic Stony Stratford
- Milton Keynes 4.5 miles, Buckingham and Towcester both 7.5 miles
- Easy access to A5/A508/A422 and MK grid roads
- Grade II* property with private courtyard parking
- Oozing character with oak beams & exposed internal stonework
- Offices with spotlighting, telecoms, central heating & kitchenette
- First floor offices or residential accommodation; shower & WCs
- VAT: not applicable
- Permitted Use: employment & residential

- Ground Floor: 411 ft² (38.14 m²)
- First Floor: 489 ft² (45.51 m²)

- **Total: 900 ft² (83.65 m²)**

- Freehold: guide £350,000
- Rateable value: £2,950

- Energy performance rating: NA

**1 CLARE STABLES, VICARAGE ROAD,
STONY STRATFORD MK11 1BN**

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