

FOR SALE



HOSPITALITY/ OFFICE/ RESIDENTIAL OPPORTUNITY

- **RARE HISTORIC MARKET TOWN CENTRE OPPORTUNITY**
- **GRADE II 17TH CENTURY TOWNHOUSE**
- **SUITABLE FOR GUEST HOUSE / BOUTIQUE HOTEL OR RESIDENTIAL USE**
- Location: Buckingham town centre conservation area. Close to university
- Milton Keynes 13 miles; Oxford 30 miles
- Bicester/M40 12 miles; M1 16 miles
- Former boutique hotel beautifully presented throughout to a high standard; ultra-modern feel yet retaining many character features
- Private courtyard parking; secluded rear patio, terrace & gardens
- Use: Class C1. Suitable for change of use subject to planning
- Interest invited from both commercial & residential sectors

- Floor area approx: 3,707 ft² (344.40 m²)
- Site area approx: 0.25 acres

- Price: guided at £1,500,000; freehold
- VAT not applicable
- Rateable value: £9,600 (Guest house and premises)
- Energy performance rating: E40

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