

# FOR SALE

## OFFICE INVESTMENT



- **RARE HISTORIC MARKET TOWN CENTRE OPPORTUNITY**

- **ALTERNATIVE USE POTENTIAL (STP)**

- Location: prominent position within Stony Stratford town centre
- Town centre occupiers include Tesco Express, Costa & Boots
- Town centre amenities within walking distance
- Adjacent to public car parking areas
- Milton Keynes 5 miles
- Good access to A5, A508 & A422
- Grade II 19<sup>th</sup> Century former court house & police station
- Use: E. Alternative uses suitable subject to planning consent
- VAT applicable

- Offices: 3,753 ft<sup>2</sup> (348.61 m<sup>2</sup>) NIA
- Let to Stowe Family Law LLP until Nov '27
- Passing rent: £70,000 pax

- Freehold Price Guide: £950,000 + VAT. TOGC applicable
- Rateable value: £31,250
- Energy performance rating: D

**THE OLD COURT HOUSE, 19 MARKET SQ,  
STONY STRATFORD MK11 1BE**

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