FOR SALE/TO LET

2,548 Sq Ft (236.71 Sq M)



- Two storey office building constructed in 1862
- Located on the market Square in Stony Stratford
- Attractive vaulted ceiling to the first floor
- Victorian Gothic style building

The Old Court House

19 Market Square, Stony Stratford, Milton Keynes, MK11 1BE

Contact: Nick Bosworth or Cristian Cocozza
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eddisons.com

BTG Eddisons







Location

- Prominent position within Stony Stratford market square, a flourishing, historic town situated to the north west of Milton Keynes.
- Nearby occupiers include Costa Coffee, Nationwide, Tesco Express and a range of local retailers with character pubs and restaurants.
- Ample car parking within the town centre.
- Excellent transport links, close to the A5 and the mainline train stations of Wolverton and Milton Keynes, as well as a short drive away to Milton Keynes centre.

what3words

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Google Maps

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Description

- Dating principally from 1862 to 1865, this Victorian Gothic style building is a prominent Grade II listed former courthouse and police station overlooking Stony Stratford's historic Market Square.
- Built in red brick, Old Court House has pointed stone window heads, tracery and the striking wheel window above its entrance.
- Since early 2000s occupied by a long-established family law practice, The Old Court House combines rich heritage, architectural significance and a prestigious town centre presence.
- Internally, the accommodation within the solicitor's office includes a combination of open-plan and cellular office suites on both floors. There are kitchenettes and WCs on both ground and first floors. The general specification includes carpeted floors throughout, plastered and painted walls and ceilings.
- Perimeter trunking, a combination of recessed spot and surface mounted strip lighting, gas fired radiator central heating together with smoke, fire and intruder alarms.

Terms

Available by way of a new lease for a term to be agreed at a rent of £48,000 per annum exclusive. Additionally, the freehold interest is available at a quote price of £650,000. VAT is on the purchase price.

Accommodation (Net Internal Area*)

Ground Floor	**142.32 SQ M**	**1,532 SQ FT**
First Floor	**94.39 SQ M**	**1,016 SQ FT**
Total	**236.71 SQ M**	**2,548 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-92

Business Rates: The rateable value is £31,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

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