



- Two storey double fronted unit
- Development opportunity for conversion into 6 residential units
- Mixed commercial and residential area
- Close to local shops & facilities
- **Price - £550,000**

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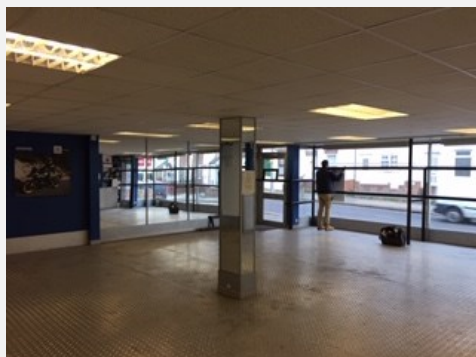
## 13 Victoria Road, Bletchley MK2 2NG

Double fronted retail unit on two floors

Approx. Ground Floor 2,760 sq ft (265 sq m), First Floor 2,068 sq ft (192 sq m)

# For Sale

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## Description

The premises comprise a double fronted retail unit on two floors. The whole property has been occupied as retail with a workshop to the rear. The opportunity exists to convert the total area into residential use and plans have been produced for a development of 6 two storey houses (these are available for inspection).

## Location

The former market town of Bletchley now represents an important regional centre of Milton Keynes. It is a rapidly expanding area with its own town centre and a resident population of approximately 50,000. Victoria Road is a mixed commercial and residential area on the boundary with the historic former town of Fenny Stratford.

## Accommodation

Ground Floor	2,760 sq ft (256 sq m)
First Floor	2,068 sq ft (192 sq m)

## Price

£550,000

## Business Rates

Rateable Value £15,750

Information obtained from the VOA website. Prospective tenants are advised to verify this information with their Local Authority.

## Services

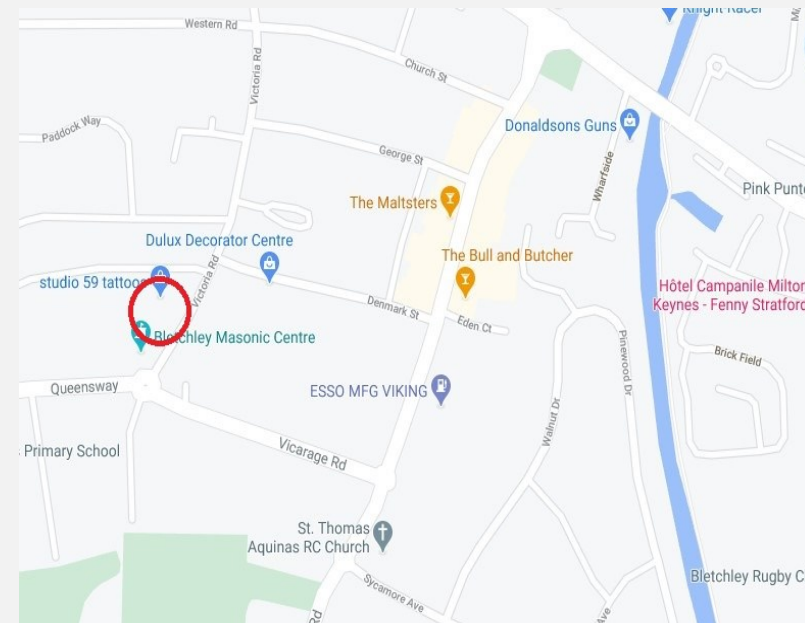
All mains services connected

## VAT

No VAT to pay

## EPC

Awaited



## Viewings

Strictly by appointment via the sole agents.

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