



Vicarage Road, Milton Keynes, MK11 1BN



2 Clare Stables Vicarage Road
Stony Stratford
Milton Keynes
MK11 1BN

£400,000

A rare opportunity to purchase immaculate, characterful commercial premises in the heart of the town center, with private parking.

This characterful Grade II* listed converted barn was part of the historic coaching inn of The Bull Hotel, famed for its link to the origin of the "Cock & Bull" story along with its neighboring rival - The Cock Hotel.

The property has been sympathetically renovated and restored in recent times providing accommodation set on two floors, which is currently configured into a number of treatment rooms and offices for the beauty industry, but it could be rearranged as you wish and used for a multitude of commercial applications, subject to any necessary consent.

The barn has its own exclusive parking for around 4 cars to the immediate front and there is further free, unrestricted parking in neighboring car parks. The town center with its extensive facilities is just a few footsteps away.

- COMMERCIAL UNIT
- CONVERTED BARN
- WELL PRESENTED & RENOVATED
- PRIVATE PARKING ADJACENT
- JUST OFF VIBRANT TOWN CENTRE
- HISTORIC SETTING
- CHARACTERFUL BUILDING
- WC & KITCHEN FACILITIES





Dimensions & Square Area

All reference to room dimensions, square areas and plot size should be considered approximate only, and not 100% accurate. Due to the irregular shape of many rooms, some room dimensions may vary throughout the room. The floor plans are intended as a guide only.

Accommodation

Details described as in the current configuration, but this may be able to be changed as you require.

GROUND FLOOR

A glazed door with glazed side panels open to a reception hall which has a feature brick fireplace, solid wood floor which runs throughout most of the ground floor, doors to most rooms and an oak staircase to the second floor.

An office/ treatment room has a range of kitchen units to floor and wall levels with worktop sink, and an under stairs cupboard.

A rear lobby has doors to the kitchen, cloakroom and walk in cupboard. The cloakroom has a WC and wash basin, built into a vanity unit. The kitchen has some units, worktop and a sink and the boiler.

FIRST FLOOR

On the first floor accommodation has been divided with partition walls into three offices/ treatment rooms, two of which have a range of built-in cupboards, and the first floor benefits from a high vaulted ceiling with exposed rafters and trusses. Solid wood flooring.

HEATING

Property has underfloor heating on the ground floor and radiators on the first floor.

Tenure - Freehold

Business Rates & Council Tax.

Current rateable value (1 April 2023 to present)
- £4,800

Energy Performance Ratings (EPC's)

VAT

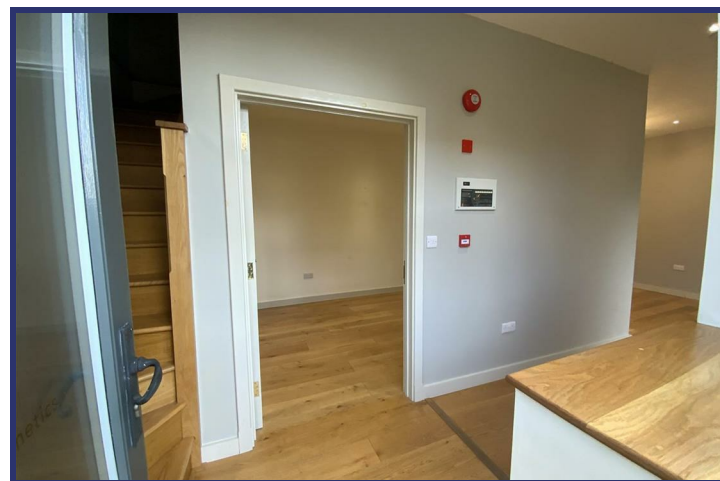
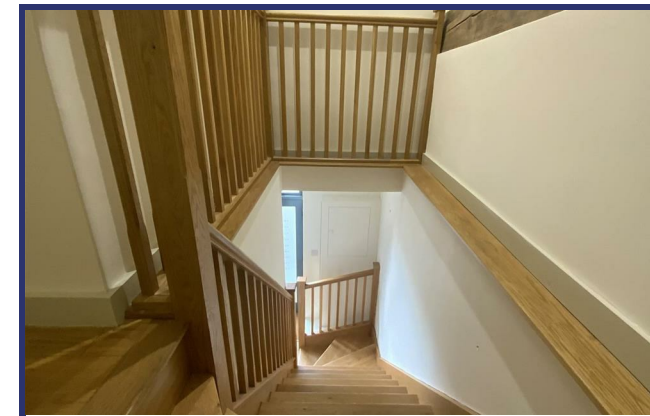
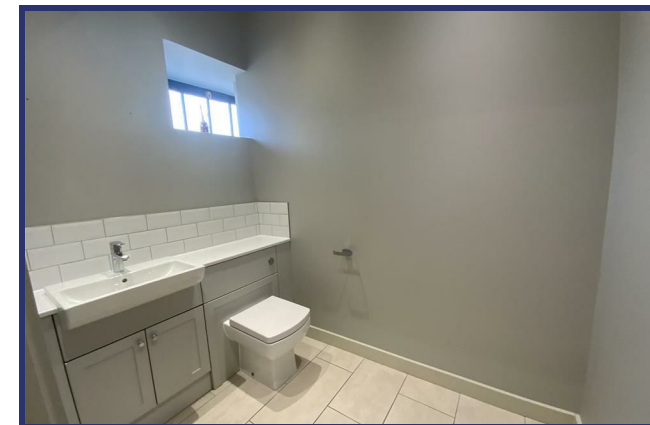
Intending purchasers should satisfy themselves as to the incidence of VAT on this transaction.

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

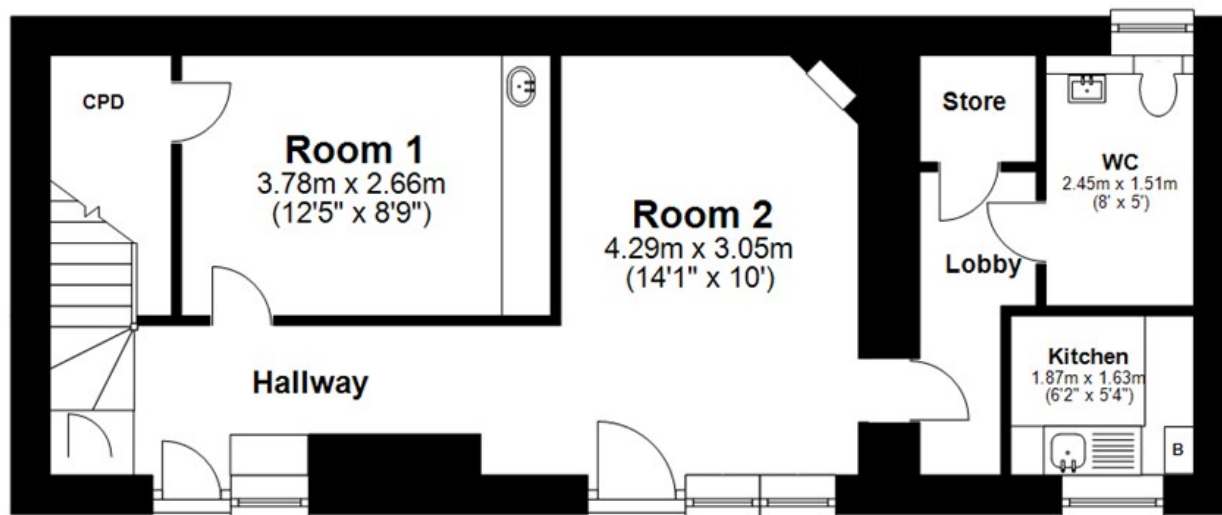
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



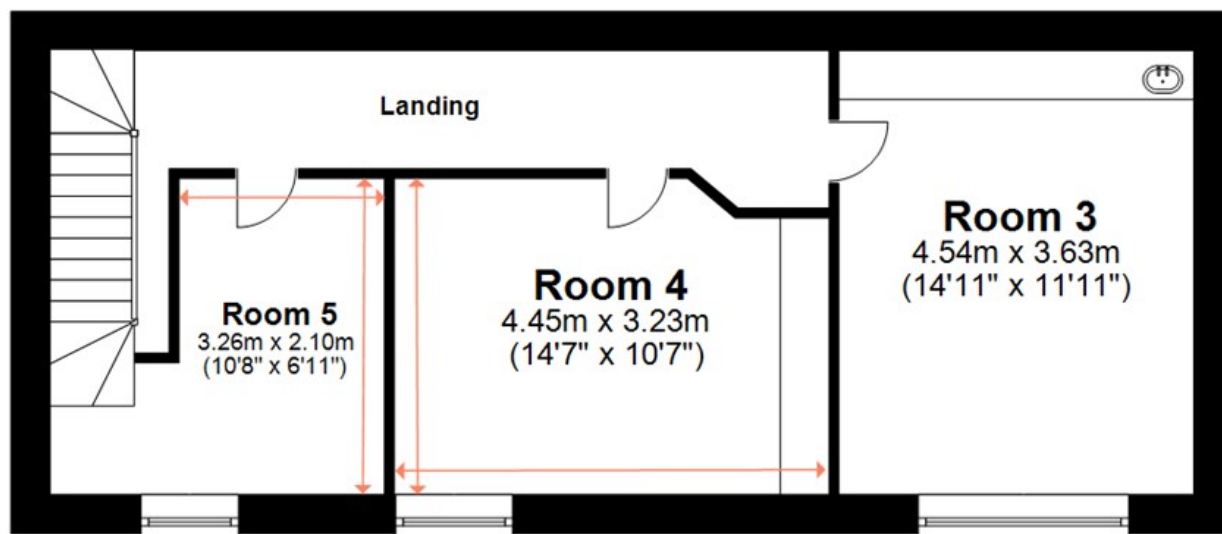
Ground Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



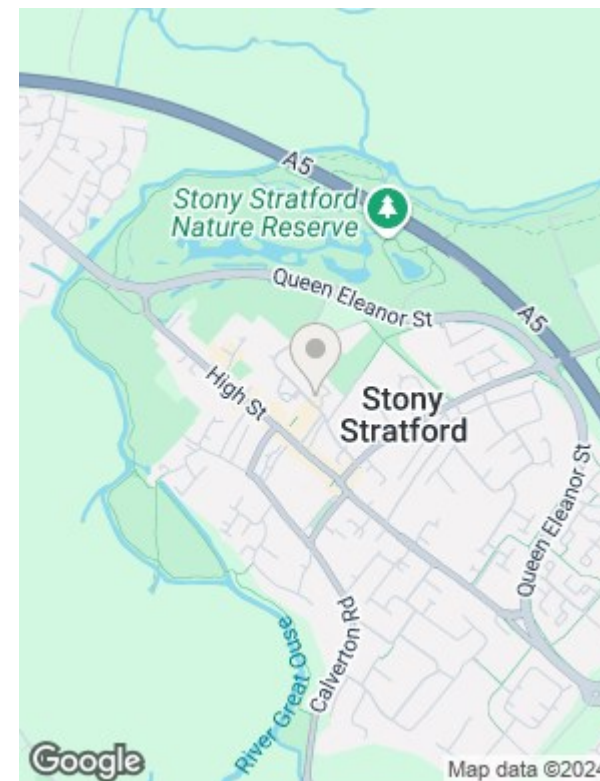
First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

