

67 HIGH STREET | STONY STRATFORD | MK11 1AY (FORMER LLOYDS BANK)

TO LET NEW LEASE

- Former bank in attractive period property with excellent potential for use as restaurant, café or retail or pub (stp)
- Development potential to extend GF by up to 2,000 sq ft
- GF 2,640 sq ft GIA
- GF Front Retail 1,600 sq ft
- GF Front Storage 240 sq ft
- GF Ancillary 800 sq ft
- Over 2,000 sq ft on upper floors if required
- Ample public parking in area
- Large rear parking area/yard
- RENT/TERMS ON APPLICATION



Punch Retail | 01908 311517 | www.punch.org.uk rachel@punch.org.uk



Former Lloyds Bank | 67 High Street | Stony Stratford | MK11 1AY

Description : The property is grade II listed and has historically been occupied by Lloyds Bank as a retail banking hall with ancillary space at ground first and second floors.

Location: Situated on traditional High Street in historic town of Stony Stratford situated in the north of Milton Keynes . Other nearby retailers include Dominos, Cycle King, Nationwide Building Society, Budgens and Oxfam. There are also numerous successful independent traders all along the High Street which is very popular and has plenty of free parking areas both on the street and nearby.

Rateable Value: To be re-assessed. Prospective tenants to make their own enquiries of the VO. Existing RV including approx 3,000 sq ft GIA upper floors £39,250

Terms: Property is available to let by means of a new lease for a term of years to be agreed. Full details and terms available from rachel@punch.org.uk or helen@punch.org.uk

Legal Costs: Each party to bear their own legal costs



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Accommodation:

This property is arranged on ground and two upper floors to provide a ground floor banking hall with storage and strong rooms and is potentially suitable for a variety of uses including retail, café, restaurant or licensed retail subject to adaptation as necessary and of course STP. Due to existing use as banking hall the usability of the space for different uses will clearly be subject to the extent to which the space is cleared out (bank screens removed etc) and net usable floor areas will vary from one use to another subject to each prospective tenant's requirements.

There is a yard and lawned area to the rear with secure access off Church Street suitable for parking.

The property provides the following approximate accommodation and dimensions the usability and gross/net floor areas of which subject to the extent of adaptation as required by each individual prospective tenant

GF Retail/banking hall area 1,600 sq ft (excluding stairs)

GF storage 240 sq ft (strong rooms 1 & 2 off retail area)

GF Ancillary 800 sq ft GIA

Total GF 2,640 SQ FT

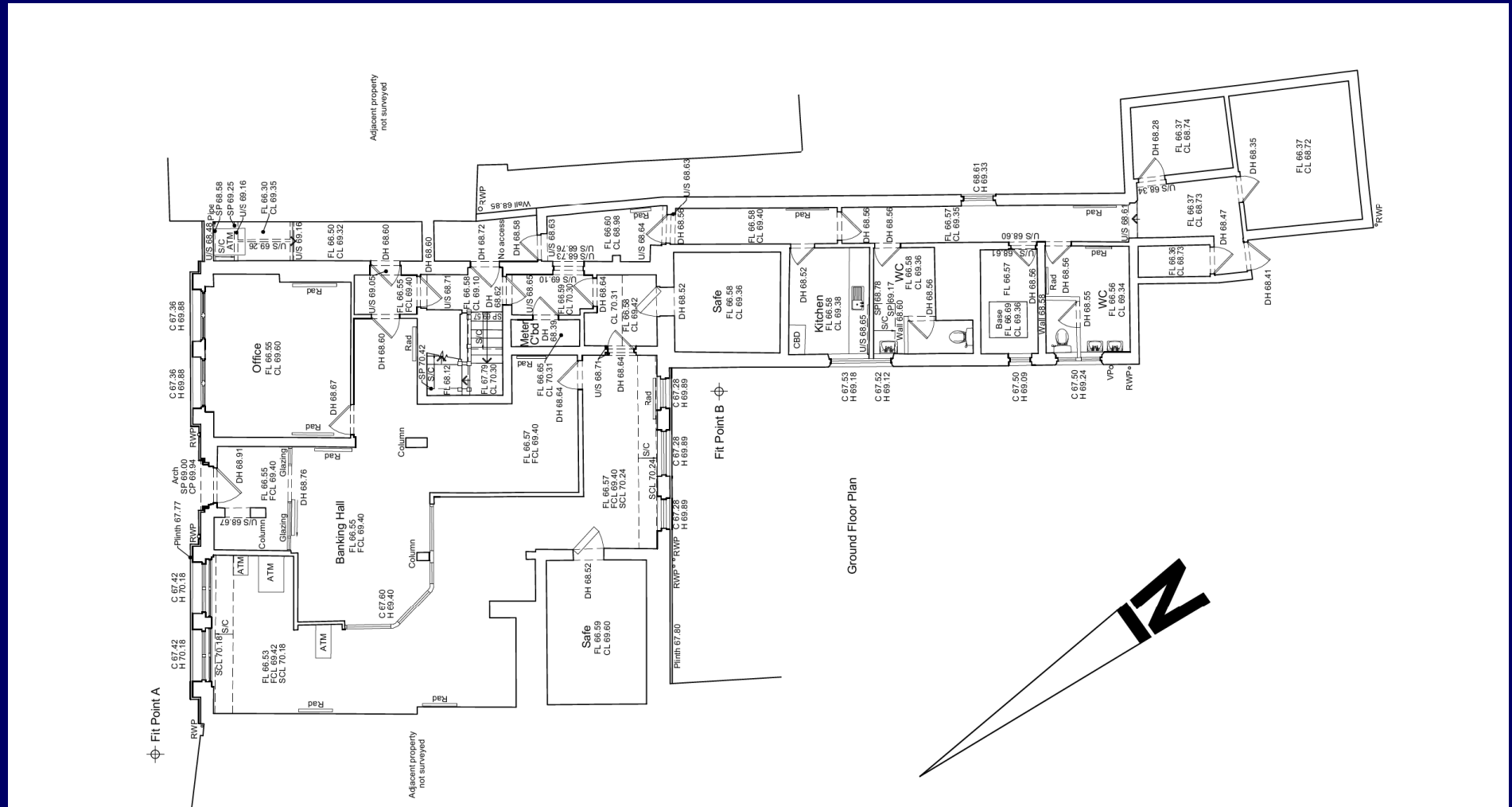
All areas are approximate and are GIA (although stairs are excluded)

Upper floors are reserved for residential or offices but could be let if required.

Gross Frontage 13.25 m (43' 6") Shop Depth 12.85 m (42' 2") Built Depth 33.70 m (110' 7")



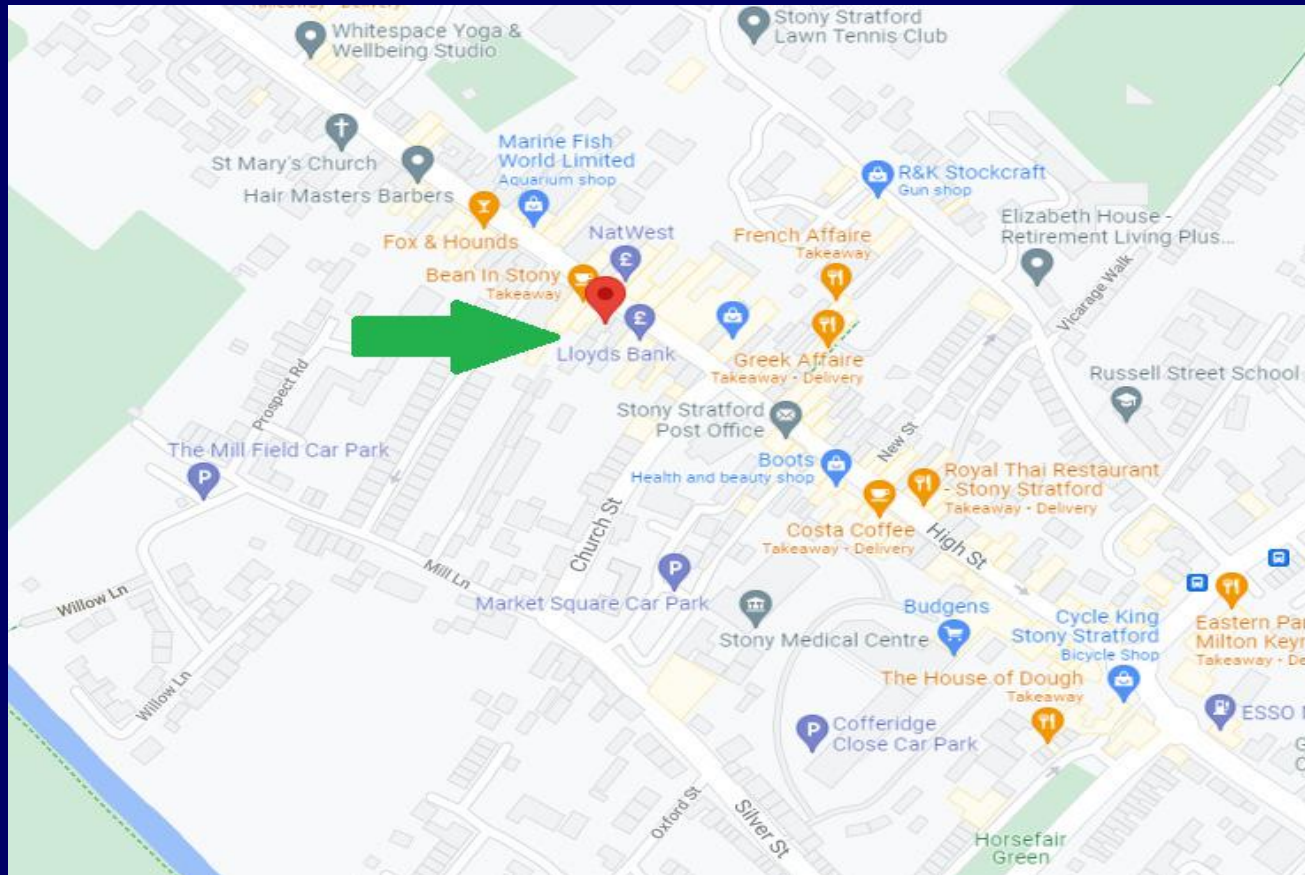
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Viewings:

Further information and viewings strictly by 7 days prior appointment only via

Punch Retail & Leisure

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