



- Centre of village
- For renovation
- Small Office
- Planning permission for two flats

*Notice of grant of planning permission
CB/18/01460/FUL

Aitchison Raffety

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9 The Square, Aspley Guise, Beds MK17 8DF

Mixed Commercial/Residential

Approx. 135.21 sq m (1,450 sq ft)

For Sale

www.argroup.co.uk



Description

A rarely available detached two storey investment opportunity situated in the centre of Aspley Guise. The property is a mix of commercial and residential use and benefits from planning approval for a two bedroom first floor flat and a ground floor one bedroom flat plus small office unit to the front. The office with a frontage to The Square, comprises a small reception area and office, together with a rear lobby and cloakroom with WC. There is no direct access from this area to the residential accommodation.

Floor Area

Ground Floor Accommodation

Office Area 15'0 x 10'0 (14 sq m)
Entrance Hall 13'5 (4.09m) x 3.10 (1.17m)
Cloakroom 4'10 (1.47m) x 2.11 (0.89m)
Rear Hallway 12'8 (3.86m) x 3'2 (0.97m)
Room One 12'2 (3.71m) x 9'3 (2.82m)
Room Two 11'0 (3.35m) x 9'2 (2.79m)
Kitchen 11'11 (3.63m) x 11.10 (3.61m)

First Floor Accommodation

Landing 14'10 (4.52m) x 5.9 (1.75m)
Rear Hall One 7'2 (2.18m) x 3'3 (0.97m)
Rear Hall Two 23'0 (7.01m) x 10'3 (3.12m)
Bedroom One 8'4 (2.54m) x 10.10 (3.3m)
Bedroom Two 12'2 (3.71m) decreasing to 7'0 (2.13m) x 7'2 (2.18m) decreasing to 4'4 (1.32m)
Bedroom Three 9'0 (2.74m) x 7'4 (2.24m)
Bedroom Four 13'1 (3.99m) x 8'4 (2.54m)
Bedroom Five 11'0 (3.35m) x 10'3 (3.12m)
Bathroom 9'0 (2.74m) x 4'4 (1.32m)

All mains services available

Price

The freehold interest is offered at a quoted price of **£350,000.**



Viewings

Joint Agents

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