





## To Let

### The Annexe at The Granary, High Street, Turvey, Beds, MK43 8DB

-  Inclusive Rental - £12,000 Per Annum
-  512 Sq Ft / 47.56 Sq M
-  The property comprises a period stone office building located in the village of Turvey with the benefit of 2 parking spaces.
-  Offering shared access to ground and first floor offices, with the benefit of Inglenook fireplace and exposed beams, shared w.c. and kitchen facilities. All in good state of repair.



## The Annexe, The Granary, High Street, Turvey, MK43 8DB

### Location

Turvey is a village and civil parish on the River Great Ouse in Bedfordshire, about 6 miles west of Bedford. The village is on the A428 road between Bedford and Northampton.

### Terms & Tenure

The premises are to be let on terms to be agreed on an all inclusive basis at £12,000 per annum.

### Accommodation

Ground Floor	15.76 sq m	170 sq ft
First Floor	31.82 sq m	342 sq ft
<b>Total</b>	<b>47.58 sq m</b>	<b>512 sq ft</b>

### EPC

The EPC rating for the property is 72 - Band C.

### Rates

Rateable Value £6,300. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Giles Ferris [giles.ferris@stimpsonseves.co.uk](mailto:giles.ferris@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)