



150 Station Road, Woburn Sands MK17 8SG



Area

1597 sq ft over ground & 1st Floors



Parking

Abundance of on site parking



Train

Adjacent to Woburn Sands Mainline



Location

Centre of Woburn Sands



Rent

£30,000 per annum plus VAT

LOCATION

The property is sited in the centre of Woburn Sands and adjacent to the Mainline Station approximately 4 miles to the East of Bletchley and approximately seven miles to the South East of Milton Keynes. There is a high number of residential dwellings in the immediate vicinity and the building is situated on the busy A5130.

DESCRIPTION

Formerly a Costa Coffee unit, the premises would lend themselves to some form of medical use or a children's nursery amongst other things subject to the correct planning being obtained. The ground floor is approx 1188 sq ft and the first floor 448 sq ft. There is a large car park to the front for sole use of the building.

TERMS

Available by way of a brand new Full Repairing & Insuring lease with terms to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

RATES

From initial enquiries with the Valuation Office we understand the Rateable Value is £24,250. Interested parties are encouraged to make their own enquiries with Milton Keynes council.

EPC

For further information please contact:

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