



Station Road, Woburn Sands, MK17 8SH

Price £375,000 Freehold



A detached building offering a variety of potential uses, situated in a prominent position on Station Road. Located for easy access to M1, junctions 13 and 14, Bletchley-Bedford local railway line and Central Milton Keynes is only a 15 minute drive away.



Station Road

Woburn Sands, MK17 8SH



Show Room 43' 6" (13.26m) x 16' 8" (5.08m)

A superb room with exposed brick and vaulted ceiling and exposed beams and trusses. Concrete floor. Sealed unit double glazed windows and sealed unit double glazed doors to front. Window to side. Door to outside. Door to Office.

Office 13' 9" (4.19m) x 13' 1" (3.99m)

Sealed unit double glazed window. Large sealed unit double glazed window and large sealed unit double glazed window overlooking rear garden. Door to Rear Lobby.

Rear Lobby 4' 4" (1.32m) x 3' 7" (1.09m)

Sealed unit double glazed door to outside.

Kitchen 11' 8" (3.56m) x 4' 8" (1.42m)

Fitted work tops with base units below. Single bowl, single draining stainless steel sink unit. Quarry tiled floor.

Cloakroom 4' 9" (1.45m) x 4' 1" (1.24m)

Window. Fitted with a white suite comprising low level WC and hand wash basin. Quarry tiled floor.

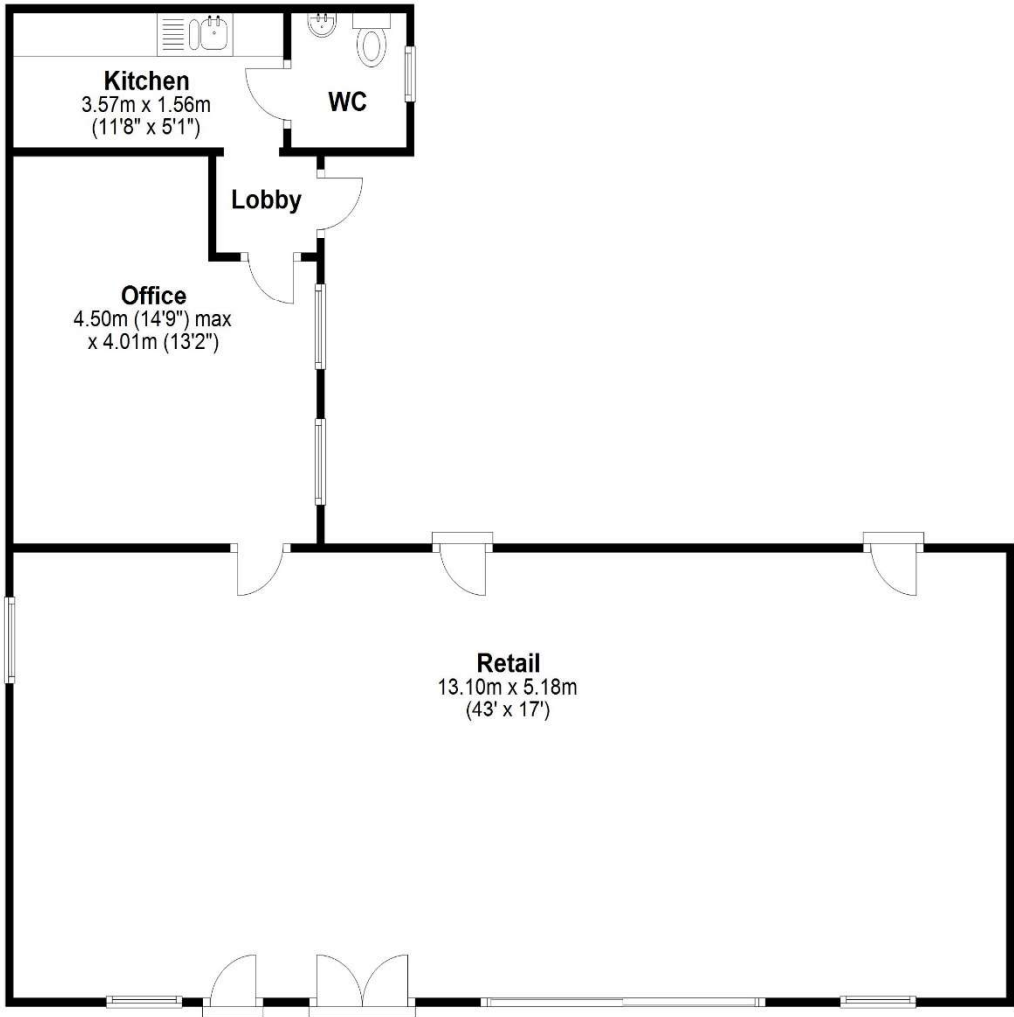
Rear

Enclosed outside space.

Agents Note: There is a restrictive covenant that restricts the sale of food and alcohol for consumption either on or off the property or for residential purposes.

Ground Floor

Approx. 94.8 sq. metres (1020.0 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

Floor Plans are for layout purposes only.
Plan produced using PlanUp.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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This is how energy efficient
the building is.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

