





For Sale

61 High Street, Woburn Sands, MK17 8QY

 £650,000 for the Freehold

 2,116 Sq Ft / 196.58 Sq M

 The property comprises a Class E and Class C3 use respectively and is a mid-terraced commercial building prominently located on the high street in the highly regarded area of Woburn Sands. The property represents a great investment opportunity, being currently tenanted by an established Turkish restaurant with a self-contained two-bedroom flat above but being sold with vacant possession. The restaurant accommodation is arranged over two storeys, providing generous dining areas together with kitchen and ancillary facilities. To the rear of the property is a back garden, offering valuable external space.

 The residential flat, accessed independently, comprises two bedrooms, a living area, and bathroom facilities, and is suitable for continued residential use. Overall, the property benefits from a prime high street location, mixed-use income potential, and strong appeal to both commercial and residential occupiers.

For further information
please contact:

01908 611408

73 High Street,
Newport Pagnell,
Milton Keynes, MK16



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Location

Woburn Sands is a charming town in Bedfordshire set among woodland and heathland, known for its distinctive sandy soil, attractive green spaces, and relaxed village feel. It offers local shops, cafés, good schools, and a thriving community that's good for local businesses. Excellent travel links include a mainline rail station with direct services to London (Euston) and easy road access via the A513 and nearby M1, making it popular with commuters and visitors alike.

Terms & Tenure

The premises are for sale freehold at a figure of £650,000 exclusive.

Accommodation

Ground & First Floor: 1,720 sq ft

Second Floor: 396 sq ft

Rates

Rateable Value £9,200 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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**73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB**

EPC

The EPC rating for the property is C

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:



Chloe Humphreys

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