

TO LET

2,615 Sq Ft (242.93 Sq M)

- Prominently located onto High Street Woburn Sands.
- Internal storage at ground, first and second floors.
- Large retail area with prominent frontage windows to High Street and Russell Street.
- WC and kitchen facilities at ground floor level.
- Close to street side and car parking facilities.



75 High Street
Woburn Sands, Milton Keynes, MK17 8QX



LOCATION

- A prominently located retail and storage unit with frontage onto Woburn Sands High Street and with return frontage onto Russell Street.
- Milton Keynes Centre is 6.1 miles while Bedford is 14 miles and Leighton Buzzard 7.9 miles.
- The A5 is within 3.5 miles and J13 and 14 M1 are 2.5 miles and 4.5 miles respectively.
- Milton Keynes Railway Station is 7.4 miles.
- London Luton Airport is 20 miles.

 what3words

///brownish.wove.overtime

 Google Maps

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DESCRIPTION

- A prominently located corner retail unit on the High Street with return frontage onto Russell Street.
- The premises provide retail space, office, storage and wc/kitchen facilities at ground floor.
- Large internal storage space at first floor and second floor.
- Ideal for conversion to restaurant/cafe subject to planning consent.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £45,000.00 per annum exclusive . VAT is payable.

ACCOMMODATION (Net Internal Area*)

Ground Floor Retail	112.78 SQ M	1,214 SQ FT
Ground Floor Office/Store/WC/Kitchen	27.96 SQ M	301 SQ FT
First Floor Storage	78.96 SQ M	850 SQ FT
Second Floor Storage	23.22 SQ M	250 SQ FT
Total	242.93 SQ M	2,615 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £18,000.00 . In April 2026 this rises to £21,500.00. For the rates payable please contact www.voa.gov.uk

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