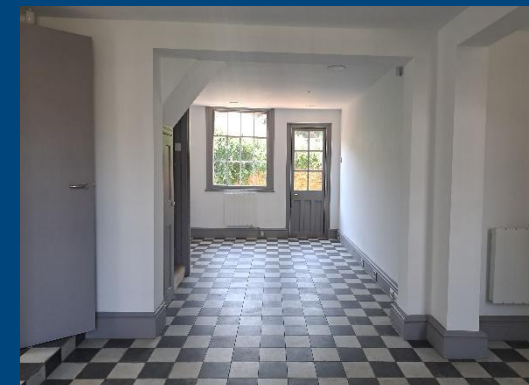




- + Well-Presented Premises in Beautiful Georgian Building
- + Flexible Accommodation over Ground and First Floors
- + 882 sq ft / 76.37 sq m
- + Great access links to Milton Keynes, Bedford and Leighton Buzzard
- + Available Now



£17,500 Per Annum

**TO LET**

**20 Market Place, Woburn, Milton Keynes MK17 9PZ**

## 20 Market Place, Woburn, Milton Keynes, MK17 9PZ

### Description

Woburn is a historic market village in Bedfordshire renowned for its Georgian architecture and rich heritage. 20 Market Place is situated just off the old marketplace on the High Street close to beautiful antique and china shops and is also host to a myriad of listed buildings. The picturesque village is also home to Woburn Abbey and Woburn Safari Park.

The property comprises a well-presented premises arranged over ground and first floors offering circa 882 sq ft (76.37 sq m).

The ground floor offers an open plan space with a kitchenette and two WC facilities. There are additional two rooms on the first floor offering a practical layout for variety of operational uses such as offices, studio, educational etc.

The property benefits from good level of natural light throughout and LED lighting.

### Accommodation

|                   |                               |
|-------------------|-------------------------------|
| Ground Floor      | 431 sq ft / 40.00 sq m        |
| Kitchen           | 54 sq ft / 5.02 sq m          |
| First Floor       | 337 sq ft / 31.36 sq m        |
| <b>Total Area</b> | <b>882 sq ft / 76.37 sq m</b> |

### Location

Woburn is a picturesque village and civil parish in Bedfordshire, about 5 miles southeast of Milton Keynes and 3 miles south of junction 13 of the M1. The property is within 6 miles of Leighton Buzzard, 14 miles of Bedford and 15 miles of Luton.

### Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

### Terms and Tenure

The premises are to be offered to let by way of a new Full Repairing and Insuring lease on terms to be agreed.

### Business Rates

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a current rateable value of £10,000. Occupiers may be eligible for **Small Business Rates Relief**, subject to status and criteria. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

### Planning

We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

### VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any. Please note the advertised rent is exclusive of VAT and this will be applied in addition.

### Energy Performance Certificate Rating

EPC - Rating of D(88)

### Viewings

Strictly by appointment through Robinson and Hall LLP.

To arrange a viewing, please call:  
**Bedford Commercial**  
**01234 351000 option 2**



## Land and Property Professionals

**Unit 1, Highfield Court,  
Highfield Road, Oakley,  
Bedford, MK43 7TA**

### Agent's Notes

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1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.
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