

robinson
+ hall



- + Retail Unit in a beautiful Georgian building
- + Excellent shop frontage and corner location
- + 106.10 sq m / 1,142 sq ft
- + Parking Space
- + Great access links to Milton Keynes, Bedford and Luton
- + Available in September 2026



£21,500 Per Annum

TO LET

13-14 Market Place, Woburn, Milton Keynes MK17 9PZ

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Description

Woburn is a historic market town in Bedfordshire renowned for its Georgian architecture and rich heritage. 13-14 Market Place is situated in the old marketplace now centered on the High Street surrounded by beautiful antique and china shops and is also host to a myriad of listed buildings. The picturesque town is also home to Woburn Abbey and Woburn Safari Park.

The unit comprises of main retail shop/lounge bar together with internal and external storage areas and lower grounds storage/seating area plus a cellar offering circa 1,142 sq ft.

The property benefits from a large shop frontage and a corner location. The property also benefits from LED lighting, WCs and a garden. There is one parking space at the rear.

Accommodation

Main retail area	51.56 sq m / 555 sq ft
Storage	2.90 sq m / 32 sq ft
Lower Grounds	17.00 sq m / 183 sq ft
External storage	34.6 sq m / 372 sq ft
Total	106.10 sq m / 1,142 sq ft

Location

Woburn is a picturesque town 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 the property has a current rateable value of £19,650. 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 C (61)

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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