Mill Lane, Milton Keynes, MK11 1BQ

CARTERS residential

The Workshop Mill Lane
Stony Stratford
Milton Keynes
MK11 1BQ

Guide Price £185,000

***** COMMERCIAL PROPERTY - MANY POTENTIAL USES *****

A rare opportunity to purchase a commercial unit, around 414 ft.² (38.47 m²) plus yard, located just off Stony Stratford High Street.

The current configuration comprises a yard, which is mainly blocked paved and two buildings either side, which have most recently been used as offices, but in the past a builders yard too. These include the larger room with a kitchenette and adjoining WC, and on the opposite side, two rooms. Extensively renovated in recent years.

The property offers many potential uses, subject to any necessary change of use that may be required, and is located in the conservation area just a few footsteps away from the High Street, with the towns extensive facilities to include an array of independent shops, cafés, restaurants and pubs just a few footsteps away.

- Located Just Off the High Street.
- Buildings Around 414 ft.² (38.47 m²)
- Central Milton Keynes 5 Miles
- Workshop/ Studio with Kitchenette
- 3 Room/ Offices
- W.C Facilities
- Electric Heating
- Yard Area
- Town Centre Amenities Within Walking Distance

Accommodation
There are two buildings located either side of the yard.

To the right, the larger building comprises a large room with a high vaulted ceiling, a kitchenette, and an adjoining cloakroom with WC and wash basin.

To the left, the building is currently split into two rooms.

The property has undergone an extensive renovation in recent years, although there is some evident damp higher up to one wall in the larger building, which an incoming buyer may need to address.

Outside
The exterior space includes a block paved yard with access directly off Mill Lane, and small uncultivated areas. The yard is enclosed by brick walls and fencing to the rear and sides.

Room Sizes/ Floor Plans
The dimensions mentioned in these particulars and floor plan are only approximate – room size is very slightly throughout each room depend depending on the point measured.

Heating
The property has electric heating.

Services & Rateable Value
The property has an electricity supply.

The water supply is shared with a neighbouring private house and a private arrangement has been in place to make a contribution towards the cost of water consumption. Buyers will need to make their own arrangement with the neighbour.

The rateable value from April 2026 is £2,400

Commercial EPC rating: D (95)

Use & Planning
The property has most recently been used as offices, and previously as a builders yard with internal and external storage. Depending on the use, a change of use may be required and buyers will need to make their own enquiries with the local authority – Milton Keynes Council. The property is located in a conservation area.

VAT
We are not aware that the property is VAT applicable but buyers should make their own enquiries in this regard

Location - Stony Stratford
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

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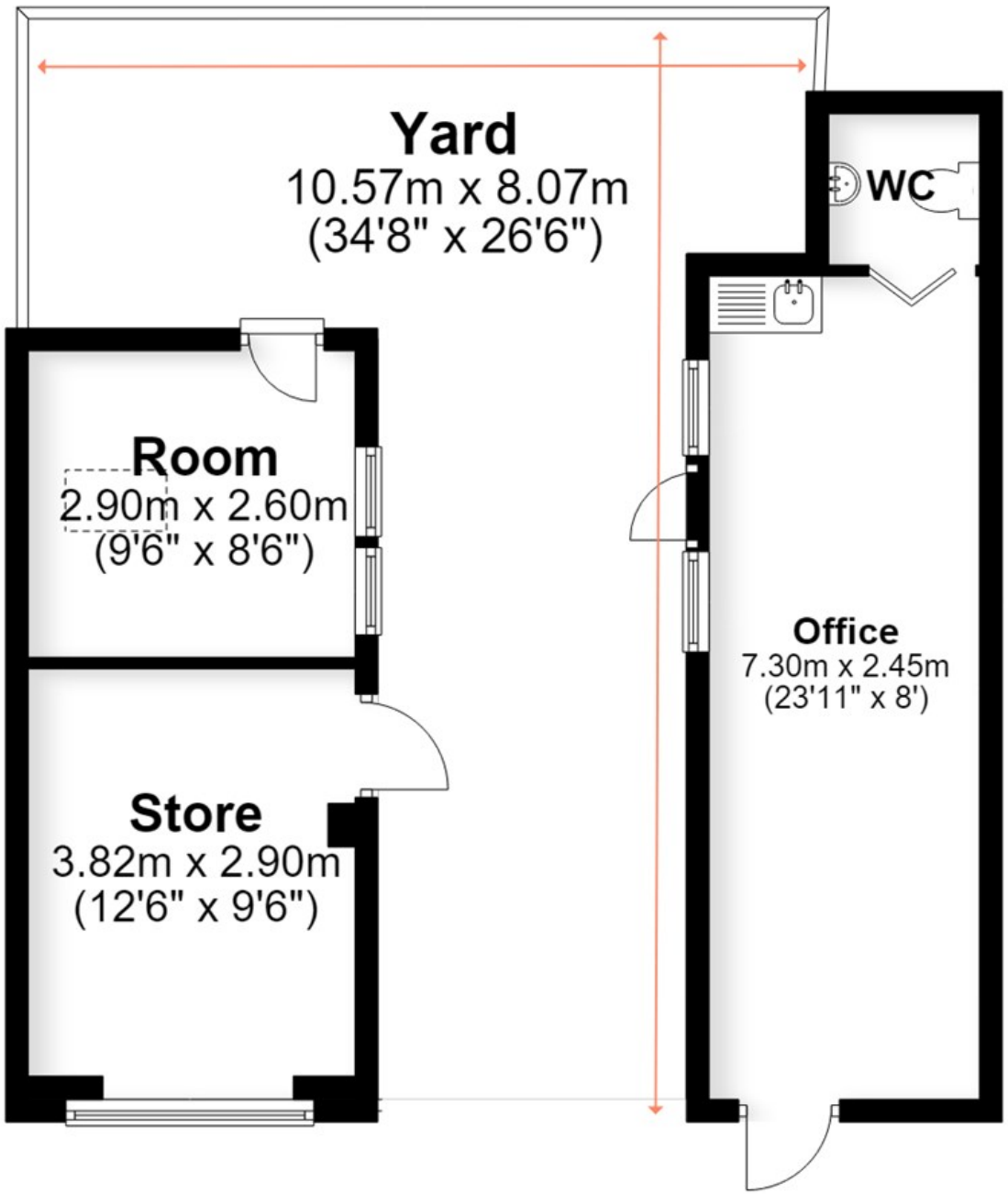
Ground Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

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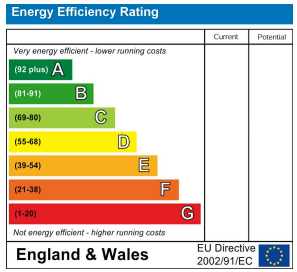
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