



Cambridge Street, Milton Keynes, MK12 5AE



**39 Cambridge Street
Wolverton
Milton Keynes
MK12 5AE**

£499,950

***** Sold With Vacant Possession - Current Business Unaffected/
Relocating *****

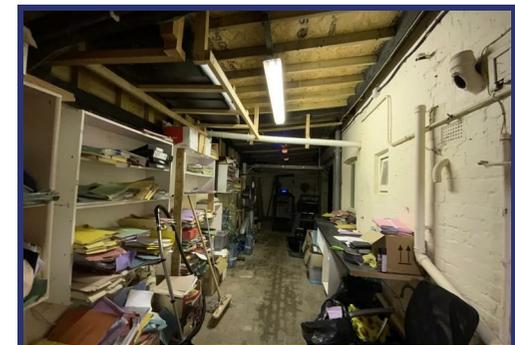
**A substantial end terrace Victorian property, currently with mixed
commercial and residential use, offering scope for a multitude of
uses, subject to any necessary consent or change of use.**

The property has extensive accommodation,
outbuildings, cellars & attic rooms - in all around
3,300 ft.²sq ft - set over three floors plus cellars.

The current configuration includes a commercial unit
on the ground floor with offices, storage, kitchen and
bathroom, and on the first and second floors a large
apartment.

It is located just a short walk from Wolverton town
centre with access to the railway station (London
Euston & the North) and an array of shops, pubs,
cafés, restaurants, & leisure facilities.

- Substantial Mixed Commercial & Residential Unit
- End Terrace Property
- Many Potential Uses
- Currently Shop, Offices & Residential
- Cellars + Attic Room
- Large Outbuilding with Scope to Convert
- Close to Town Facilities & Railway Station
- CHAIN FREE SALE
- Residential EPC Rating E
- Commercial CEPC Rating D





Current Accommodation Arrangement

The property has principal accommodation set over two floors, and in addition, cellars below and an attic room above.

The current configuration comprises a large commercial unit to the ground floor plus a ground floor entrance leading to the first floor, which is set up as a large apartment with the addition of an attic room.

Ground Floor

The ground floor accommodation comprises 3 reception rooms (one currently used as a reception hall to the apartment above), a fitted kitchen and a cloakroom. Outbuildings have been converted to provide a large L shape room, previously used as a gym, but offering scope for many different uses, with an adjoining shower room. The original outside courtyard garden has been covered to provide a covered courtyard plus a large store/garage area.

First Floor

The first floor has versatile accommodation, currently set out as an apartment with the ground floor entrance, and on the first floor 2 large reception rooms, a kitchen, 3 bedrooms and a bath/shower room.

Stairs rise to a useful attic room.

Second Floor

Stairs rise to a useful attic room.

Cellars

Large Cellars, providing two rooms with good head height

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: The Flat - Band A

Rateable Value for the commercial premises £9,900.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Future increase from 1 April 2026 to £10,750.

EPC Rating - Residential Flat: E

CEPC Rating - Commercial Area: D

Location - Wolverton

The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tesco's, Lidl and ASDA in addition to a wide range of shops. Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been

constructed with swimming pool. For those that enjoy out door pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

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.

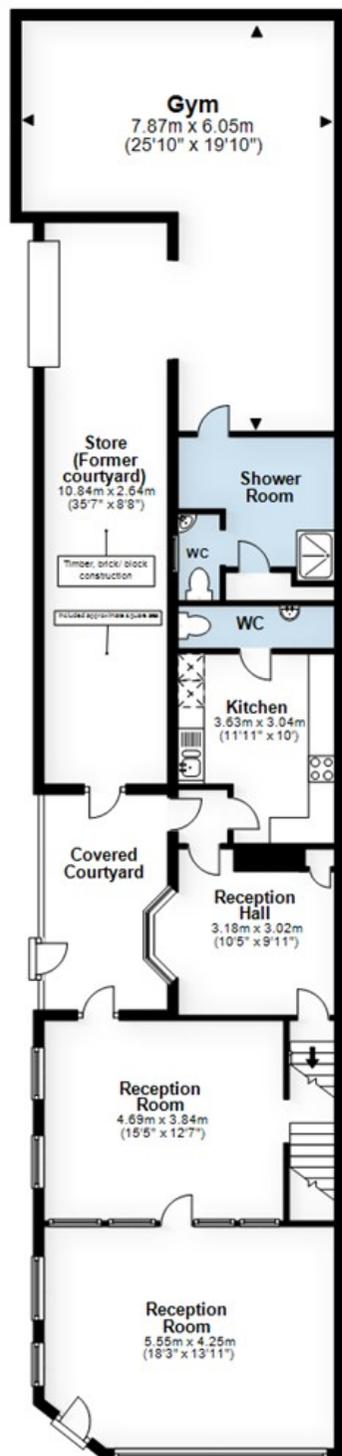
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

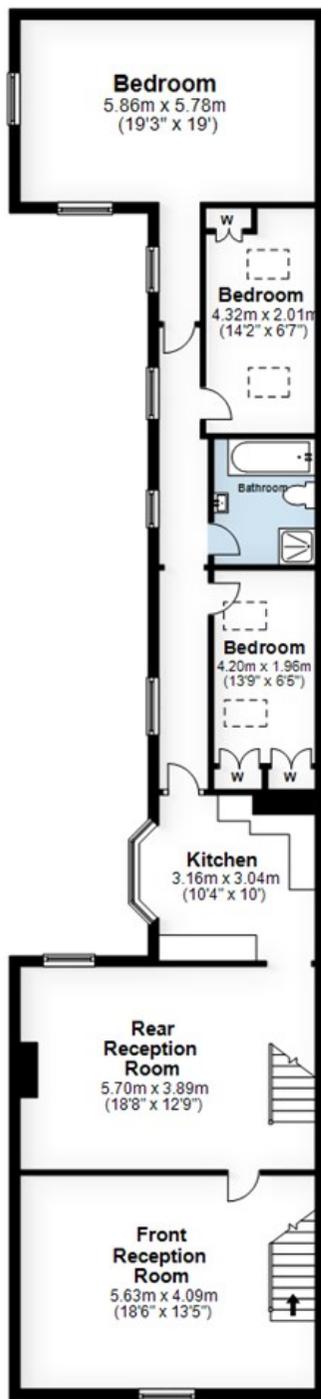
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



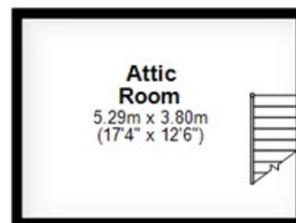
Ground Floor
 Approx. 144.0 sq. metres (1550.5 sq. feet)



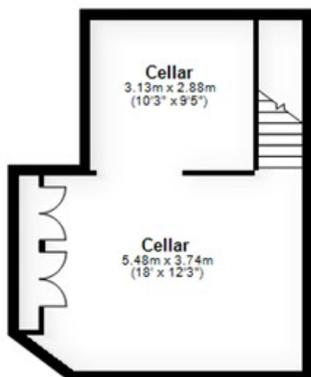
First Floor
 Approx. 110.2 sq. metres (1186.0 sq. feet)



Second Floor
 Approx. 20.1 sq. metres (216.3 sq. feet)

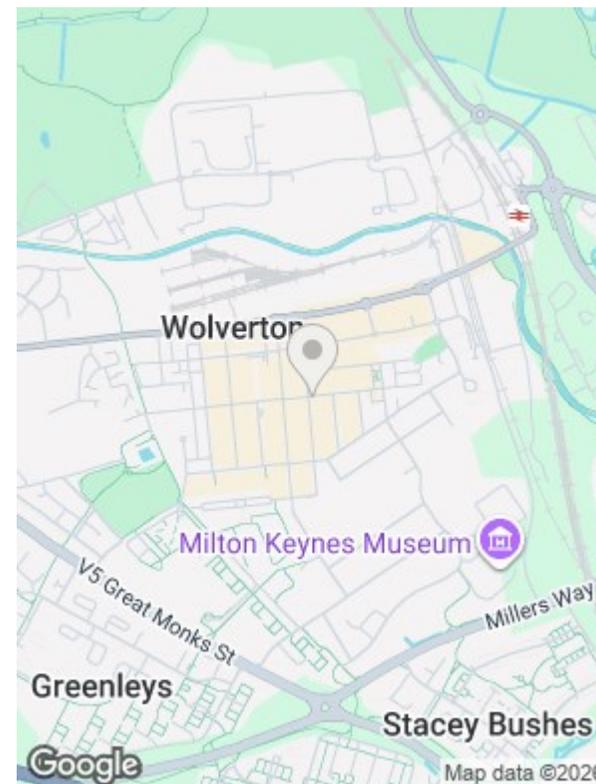


Basement
 Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 306.6 sq. metres (3299.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using Planup.



Viewing Arrangements

By appointment only via Carters.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

