



THE BIRCH

20 Newport Road, Woburn, Milton Keynes, MK17 9HX

FREEHOLD: £1,100,000 | REF: 3858292

KEY HIGHLIGHTS

- Popular pub/restaurant in affluent area
- Bar (20) Restaurant (80)
- Three-bedroom owner's accommodation
- Annual turnover of c. £850k y/e 2024
- Trade terrace and parking
- Rear barn offering potential for letting rooms

DESCRIPTION

The Birch is a characterful 100-cover pub and restaurant that has been trading successfully since the mid-19th Century.

The property exudes charm and character with an exterior that complements the surrounding area. The pub is well-maintained and features a welcoming atmosphere that attracts both locals and visitors alike.

The focus on high-quality food and exceptional service has earned The Birch a stellar reputation in the community.

LOCATION

The Birch is situated on the outskirts of the prestigious ancient market town of Woburn in Buckinghamshire.

This affluent area is renowned for its picturesque landscapes, historic architecture, and vibrant community. The pub is conveniently located just a short drive from Milton Keynes, providing easy access to a larger urban population while maintaining the charm and tranquillity of a countryside setting.

INTERNAL DETAILS

Inside, The Birch boasts a spacious and tastefully decorated dining area that can comfortably accommodate up to 100 guests within the bar and restaurant areas.

The interior design blends traditional elements with modern comforts creating a warm and inviting ambiance. The pub features a well-equipped kitchen, a light and welcoming restaurant area, and a cosy front bar for patrons to relax and enjoy their meals.

The attention to detail in the décor and layout ensures a pleasant dining experience for all guests.



OWNER'S ACCOMMODATION

The property includes well-appointed owner's accommodation which provides a comfortable living space for the new proprietors. The accommodation features three bedrooms, a kitchen, and a living area which offers a perfect blend of convenience and privacy. This setup allows the owners to live on-site or provide accommodation for several staff members.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed). The notable exception to this is the artwork on the walls which are the current owners personal property.

STAFF

Staff subject to TUPE.

THE OPPORTUNITY

The Birch presents a unique opportunity for prospective buyers to acquire a thriving business in a sought-after location.

With its established reputation, loyal customer base, and prime location, the pub offers significant potential for continued success and growth. The current owner's dedication to quality and service has built a strong foundation making this an ideal investment for those looking to enter or expand in the hospitality industry.

EXTERNAL DETAILS

Externally, The Birch features ample parking facilities, ensuring convenience for guests arriving by car.

The property also includes a charming trade terrace, perfect for al fresco dining during the warmer months. The well-maintained garden area adds to the overall appeal providing a picturesque setting for outdoor events and gatherings.

There is also a brick-built barn to the rear of the property that could be converted to letting accommodation (STPP)

TRADING INFORMATION

The business has a net turnover of c. £850k per annum on a 4.5 day trading week allowing room for growth should a new owner wish to increase opening hours.

TRADING HOURS

Monday - CLOSED

Tuesday - CLOSED

Wednesday to Saturday - 12:00-14:15

Sunday - 12:00 -16:30

Food Times

Wednesday to Saturday 18:00pm - 21:30pm

Sunday Lunch 12pm-17:00pm





TENURE

Freehold

BUSINESS RATES

Rateable value effective from 1 April 2023 is £32,750. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.

REGULATORY

Premises Licence.



Newport Road, Woburn, Milton Keynes, MK17

Approximate Area = 5799 sq ft / 538.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1255814



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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