




Leasehold Retail Premises 6, North Street, Leighton Buzzard, LU7 1EN

 £15,000 Per Annum

 875 Sq Ft / 81.29 Sq M

 Ground floor retail unit suitable for A1 use.

Grade 2 listed building with character.

Attractive Georgian shop front, rear storage
and cellar



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Location

The attractive market town of Leighton Buzzard in central Bedfordshire is situated midway between Milton Keynes and Luton. The thriving historic town, which is currently experiencing rapid residential and commercial expansion, benefits from excellent road and rail links and also from a wide variety of specialist and national retailers.

Terms & Tenure

The premises are available by way of a new lease

Accommodation

Approx. net internal areas :

Retail area: 671 sq ft (62.3 sq m)

Ancillary storage: 204 sq ft (19 sq m)

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

Rates

Rateable Value £12,000 The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

An EPC is not required for this property

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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