







TO LET Retail Premises



1,148 sq ft (151 sq m)
14 Market Square
Leighton Buzzard LU7 1EY



-  Located in Leighton Buzzard town centre.
-  Easy access to A505, A5 and A4146 and M1.
-  Leighton Buzzard railway station – approximately 1 mile.
-  Good quality retail space.
-  On street parking.
-  £17,000 per annum.



Location

- The property is situated in Leighton Buzzard town centre on a prominent thoroughfare with similar style retail premises surrounding.
- Leighton Buzzard is located approximately 28 miles northwest of central London and is well served by regular rail services to London with fastest journey time of 24 minutes to London Euston.



Description

- Retail unit.
- Forms part of a busy shopping parade.
- Mid-terrace ground floor retail unit fronting directly onto the Market Square.
- Well-proportioned usable retail space.
- Suitable for A1/A2/A3 usages
- Formerly traded as a coffee shop.
- Nearby premises include a milk shake parlour, a pub and a Pizza Express restaurant.



Specification

- Double display windows to front with double doors fronting onto a pedestrianised area.
- Fitted out as a coffee shop.
- Tables & chairs included.
- Staff kitchen and toilet facilities.



Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor:	77.79 sq m	(837 sq ft)
First Floor:	28.92 sq m	(311 sq ft)

Total: 151 sq m (1,148 sq ft)

Areas quoted are approximate and should not be held as 100% accurate



Terms

- The premises can be let on a new FRI sub lease on a term to be agreed.
- Leasehold: £17,000 per annum exclusive.
- Service charge: Applicable.
- VAT: Applicable at the appropriate rate.



Business Rates

- Interested parties are advised to make their own enquiries.



Viewing

Nick Bosworth

nick.bosworth@kirkbydiamond.co.uk
01908 678800

Eamon Kennedy

eamon.kennedy@kirkbydiamond.co.uk
01582 738866

Misrepresentations Act:

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property.



the mark of
property
professionalism
worldwide

