

Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP

Retail Shop to Rent



Property Features:

- Comprises ground floor shop with 1 parking space at rear
- Available on a new lease with terms to be agreed by negotiation
- Flexible terms to fit your needs
- VAT is NOT applicable to this property
- Zero business rates payable (subject to terms)
- Highly desirable location. Fully occupied High Street.
- Located within 10 minute walk to Leighton Buzzard train station, with nearby occupiers including Post Office, Halifax, Argos, Subway, Waitrose and more.

Property Description:

The property comprises ground floor retail shop with shared WC and allocated parking space in a gated yard, providing the following accommodation and dimensions:

Ground Floor: 75 sq m (807 sq ft)
2 Rooms, Storage, Lobby, Shared WC



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Terms:

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Rent: £375 per week (PCM: £1,625)

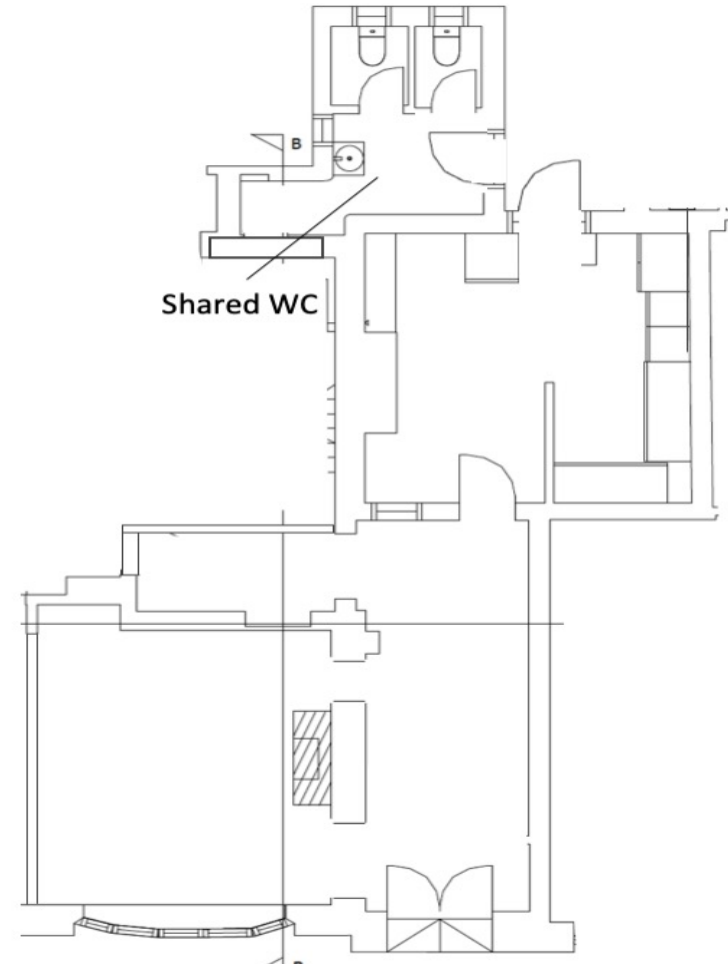
Deposit: £4,875 (3 Months)

Rateable Value:

Rates Payable – Small business rates relief available (subject to terms)

EPC:

Certificate and further details available on request.



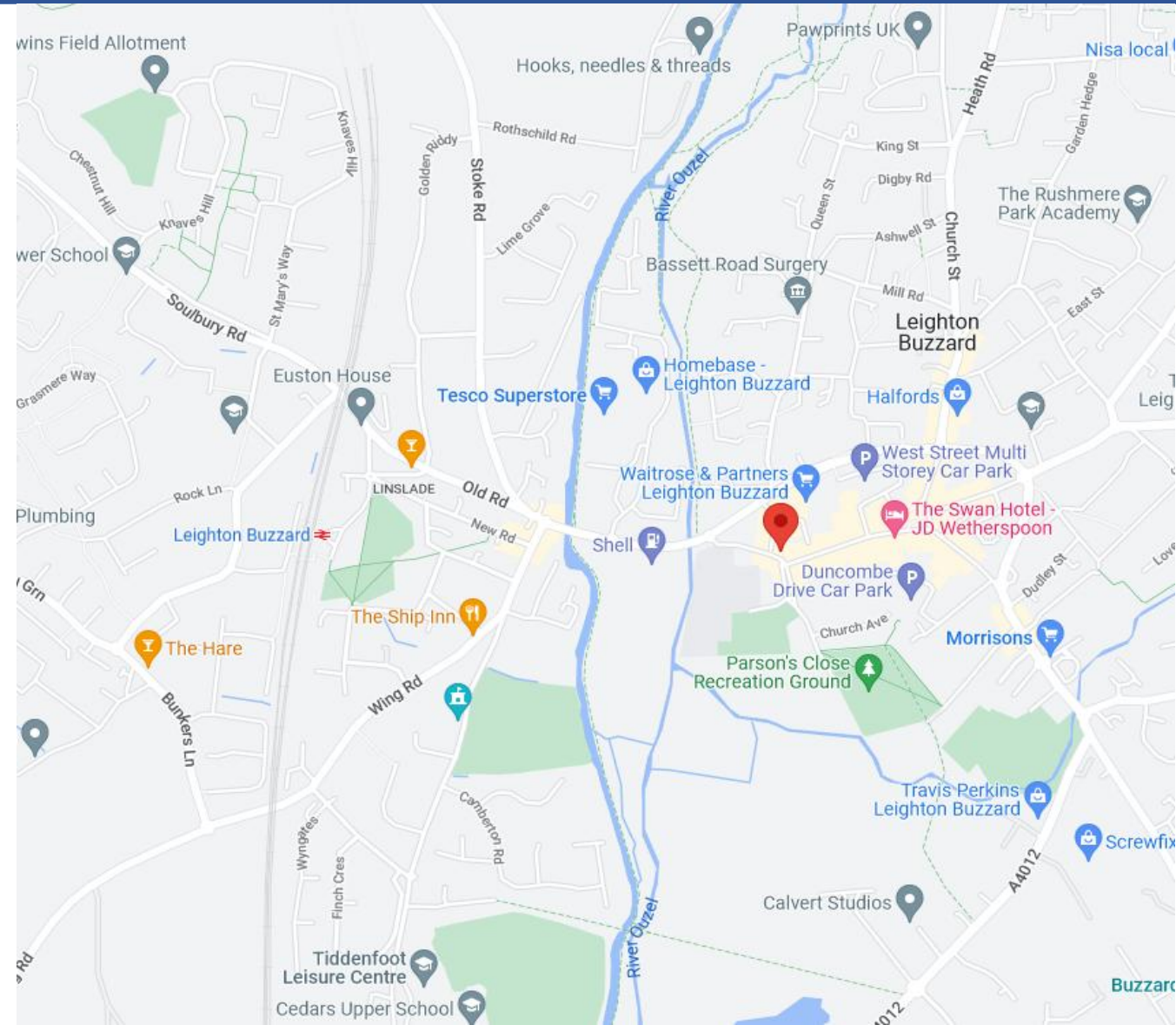
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Location:

Leighton Buzzard is a market town in Bedfordshire, England, near the Chiltern Hills, between Aylesbury, Tring, Dunstable and Milton Keynes 36 miles northwest of Central London, and linked to the capital by the Grand Union Canal and the West Coast Main Line to London Euston. The town is close to the M1 motorway and A5 road, and is served by Southern and London North-western Railway services on the West Coast Main Line railway at Leighton Buzzard railway station (in Linslade). The railway operates non-stop commuting services to Euston railway station, with the fastest peak journey times less than 30 minutes. The property is located within 0.6 miles to Leighton Buzzard Train station, which provides direct services to London Euston in less than 30 minutes. Nearby occupiers include Post Office, Halifax, Argos, Subway, Waitrose and more.

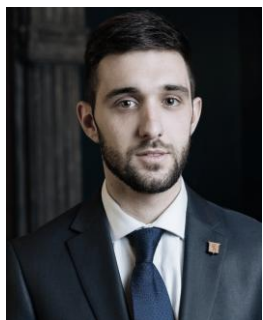


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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