

To Let

39 Hockliffe Street, Leighton Buzzard, Beds, LU7 1EZ



£30,000 Per Annum



1,701 Sq Ft / 158 Sq M



The Property comprises a well-presented commercial premises arranged over ground and first floor. The accommodation provides a practical mix of open-plan and partitioned rooms, together with WC facilities, utility rooms and ancillary storage, offering flexibility for a range of Class E uses.



Internally, the premises benefit from good natural light and a functional layout across both floors, with rooms of varying sizes that can be adapted to suit different operational requirements. The arrangement provides a balance of main working areas and supporting accommodation, creating a versatile commercial space within an established town centre location.



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Location

The Property occupies a prominent position on Hockliffe Street within the centre of Leighton Buzzard, benefiting from excellent access to the town's retail, leisure, and business amenities. Leighton Buzzard Railway Station is within easy reach and provides regular direct services to London Euston, Milton Keynes, and Birmingham.

Terms & Tenure

The property is to be let on new terms to be agreed.

Accommodation

Ground Floor: 1,022 Sq. Ft.
First Floor: 679 Sq. Ft.

Total Area: 1,701 Sq. Ft. | 158.02 Sq M

Rates

Rateable Value £17,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

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

Viewing

Strictly by appointment only please contact:



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