

TO LET

10,990 Sq Ft

(1,020.97 Sq M)

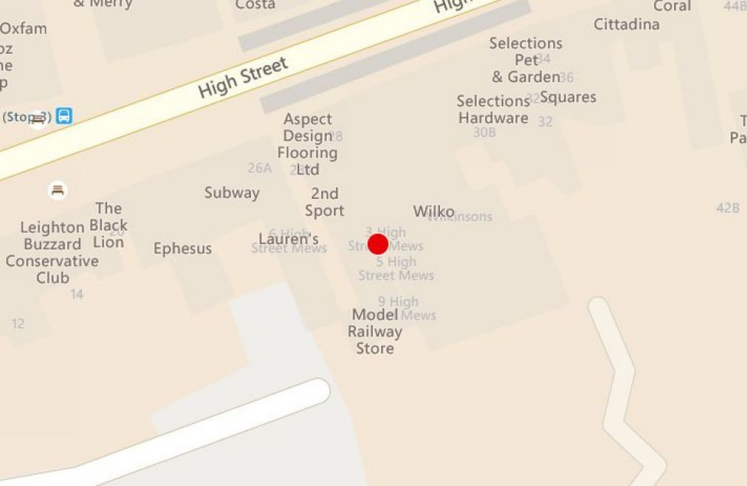
- › Commuter town with excellent transport links
- › Prime position on the High Street
- › 9,083 sq ft of Ground Floor sales
- › 1st floor staff areas and offices



28 High Street
Leighton Buzzard, LU7 1EA

Contact: Chris Richards or Nick Bosworth
Tel: 01582 738866
eddisons.com





Location

- Leighton Buzzard, is a Bedfordshire market town located 12 miles west of Luton, 10.5 miles south-east of Milton Keynes and 36 miles north-west of Central London.
- Prime retail position with nearby occupiers including WHSmith, Sue Ryder, Peacocks, Poundland, Boots, Costa Coffee and Pizza Express.
- Excellent communication to London with direct train service to London Euston and surrounding towns.
- Served by the A5, A418 and A4146 which provide access to the M1, M25, Milton Keynes, Aylesbury, Luton and St Albans.

 what3words

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 Google Maps

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Description

- Comprises a mid-terraced high street retail unit.
- Ground floor provides a large sales area with ancillary storage to the rear.
- First floor office and staff accommodation.
- Suspended ceiling with recessed air conditioning and lighting.
- Use Class E.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £90,000. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	965.97 SQ M	10,398 SQ FT
First Floor	55 SQ M	592 SQ FT
Total	1,020.97 SQ M	10,990 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-85

Business Rates: The rateable value is £81,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@kirkbydiamond.co.uk

NICK BOSWORTH

07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk

BRACKENRIDGE HANSON TATE