

## To Let

### 20 Bridge Street, Leighton Buzzard, Beds, LU7 1AL



£40,000 Per Annum



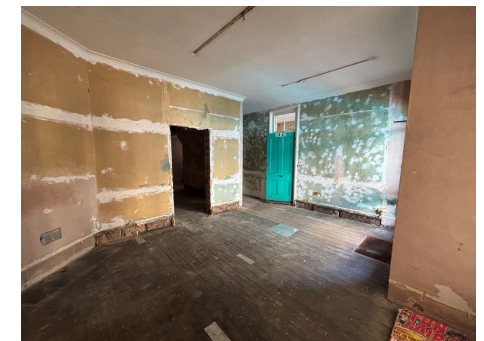
2,353 Sq Ft / 218.6 Sq M



A two-storey commercial property located in the heart of Leighton Buzzard town centre, offering Class E use and extending to approximately 1,885 sq ft (175.12 sq m). The property also benefits from a basement (approx. 468 sq ft) suitable for storage. Parking for approximately six vehicles, accessed via a side driveway.



The premises are currently presented in shell condition and require comprehensive refurbishment, including installation of flooring, plastering of walls, and fitting of WC and kitchen facilities.





**20 Bridge Street, Leighton Buzzard, LU7 1AL**

### Location

This property is superbly positioned in Leighton Buzzard's, surrounded by a vibrant mix of independent businesses, national retailers, cafés, and restaurants, the area benefits from excellent footfall and visibility.

Leighton Buzzard itself is a thriving market town with a growing population, located between Milton Keynes and Luton, and well-connected by road and rail. The nearby A5 and M1 motorway provide easy access to surrounding areas, while Leighton Buzzard railway station offers direct train services to London Euston in under 40 minutes.

### Terms & Tenure

The premises are to be let by way of a new lease at a rental of £40,000 per annum exclusive.

### Accommodation

Basement	468.5 sq ft	43.5 sq m
Ground Floor	883.8 sq ft	82.1 sq m
First Floor	1,001.2 sq ft	93.0 sq m
<b>Total</b>	<b>2,353.5 sq ft</b>	<b>218.6 sq m</b>

For further information  
please contact:

**01234 341311**  
**Graylaw House, 21**  
**Goldington Road,**  
**Bedford, MK40 3JY**

### Rates

Rateable Value TBC. 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 109 - Band E.

### 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:

Sean Sumbillo [sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

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