

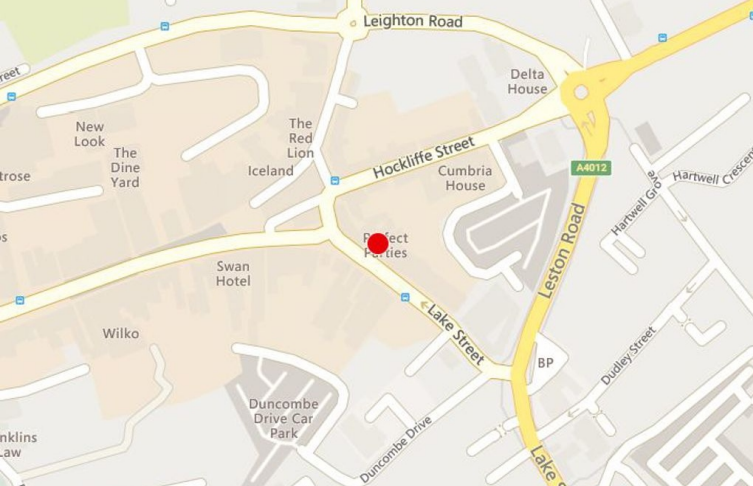
TO LET

2,231 Sq Ft (207.26 Sq M)

- Prominent Town Centre Retail Unit
- Glazed Double Frontage Onto Lake Street
- Allocated Car Parking With Plentiful Public Car Parking Nearby
- Suitable For A Variety Of Uses STTP



5-7 Lake Street
Leighton Buzzard, LU7 1RS



LOCATION

- Situated on the upper east side of Lake Street in very close proximity to Market Square, the principle retail destination in Leighton Buzzard Town Centre.
- Leighton Buzzard's Mainline Railway Station is within walking distance providing access directly to Euston in 35 minutes and to Milton Keynes and Northampton to The North.
- Excellent access to the Junction 11a of the M1 motorway and the A5 via the A4146 which skirts the town.
- In close proximity to three of the Town's main public car parking facilities.

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Google Maps

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DESCRIPTION

- Comprising a ground floor mid-terrace retail unit just off the High Street in Leighton Buzzard Town Centre.
- The unit benefits from a prominent glazed double frontage offering excellent signage presence as well as an open plan floor plate with surface mounted LED lighting and back of house ancillary storage with W/C facilities.
- The unit also benefits from two allocated parking spaces to the rear as well plentiful public car parking close by.
- The unit is in close proximity to Blue Chip Occupiers Including Costa, Wetherspoons, Greggs, and Pizza Express.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £40,000 per annum exclusive.

VAT is not payable.

ACCOMMODATION (Net Internal Area*)

Ground Floor Retail	182.55 SQ M	1,965 SQ FT
Internal Storage	24.62 SQ M	265 SQ FT
Total	207.26 SQ M	2,231 SQ FT

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

EPC: The property has an EPC of C (65)

Business Rates: The rateable value is £20,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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