





To Let

3 Peacock Parade, Lake Street, Leighton Buzzard, Beds, LU7 1JH

 £14,000 Per Annum

 512 Sq Ft / 47.56 Sq M

 A well presented lock-up retail premises situated on Lake Street, just moments from the High Street in the heart of Leighton Buzzard.

 The property benefits from an attractive window display frontage, providing excellent visibility to passing foot traffic. Internally, the unit is fitted with convenient WC and kitchen facilities, making it ideal for a variety of retail or service-based uses.





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Location

The attractive market town of Leighton Buzzard in Central Bedfordshire is situated midway between Milton Keynes and Luton. This thriving and historic town, which is currently experiencing rapid residential and commercial expansion, benefits from excellent road and rail links and also from a wide variety of specialist and national retailers.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £14,000 per annum exclusive.

Accommodation

Retail premises 512 sq ft 47.5 sq m

EPC

The EPC rating for the property is TBC.

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Rates

Rateable Value £7,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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:

Richard Evans richard.evans@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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