

Leighton Buzzard – 1a High Street, Bedfordshire LU7 1DP
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Leighton Buzzard – 1a High Street, Bedfordshire LU7 1DP

Retail Shop to Rent



Property Features:

- Rent: £336.54 per week (PCM: £1,458.33)
- Comprises ground floor shop
- Available on a new lease with terms to be agreed by negotiation
- Flexible terms to fit your needs
- VAT is NOT applicable to this property
- Highly desirable location. Fully occupied High Street.
- Located within 10-minute walk to Leighton Buzzard train station, with nearby occupiers including Post Office, Halifax, Argos, Subway, Waitrose and more.



Property Description:

The property comprises ground floor retail shop with shared WC and provides the following accommodation and dimensions:

Ground Floor: 52 sq m (560 sq ft)
2 Rooms, Storage, Shared WC



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £336.54 per week (PCM: £1,458.33)

Deposit: £4,375 (3 Months)

Rateable Value: April 2023 – April 2026

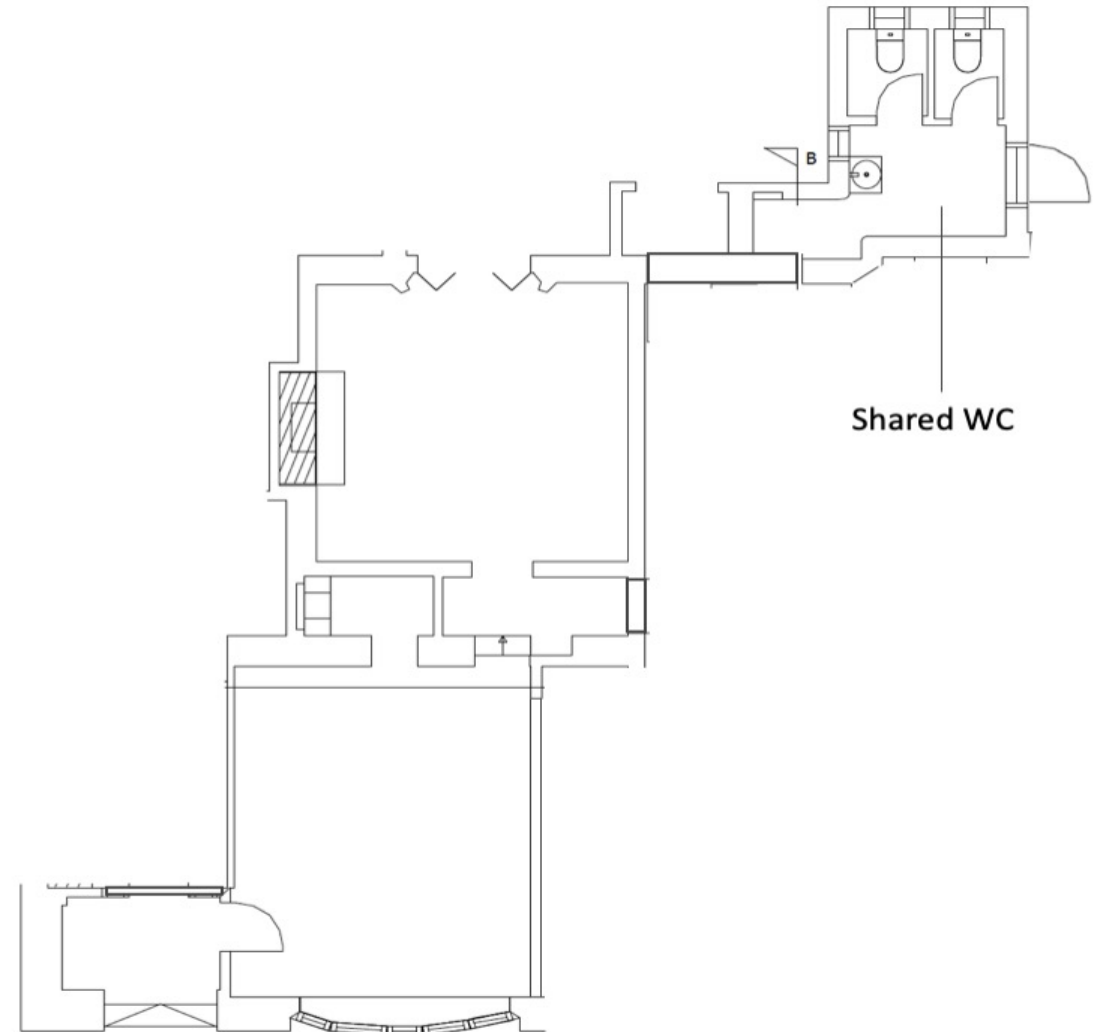
Rateable Value - £7,700 p.a.

Rates Payable - £0

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



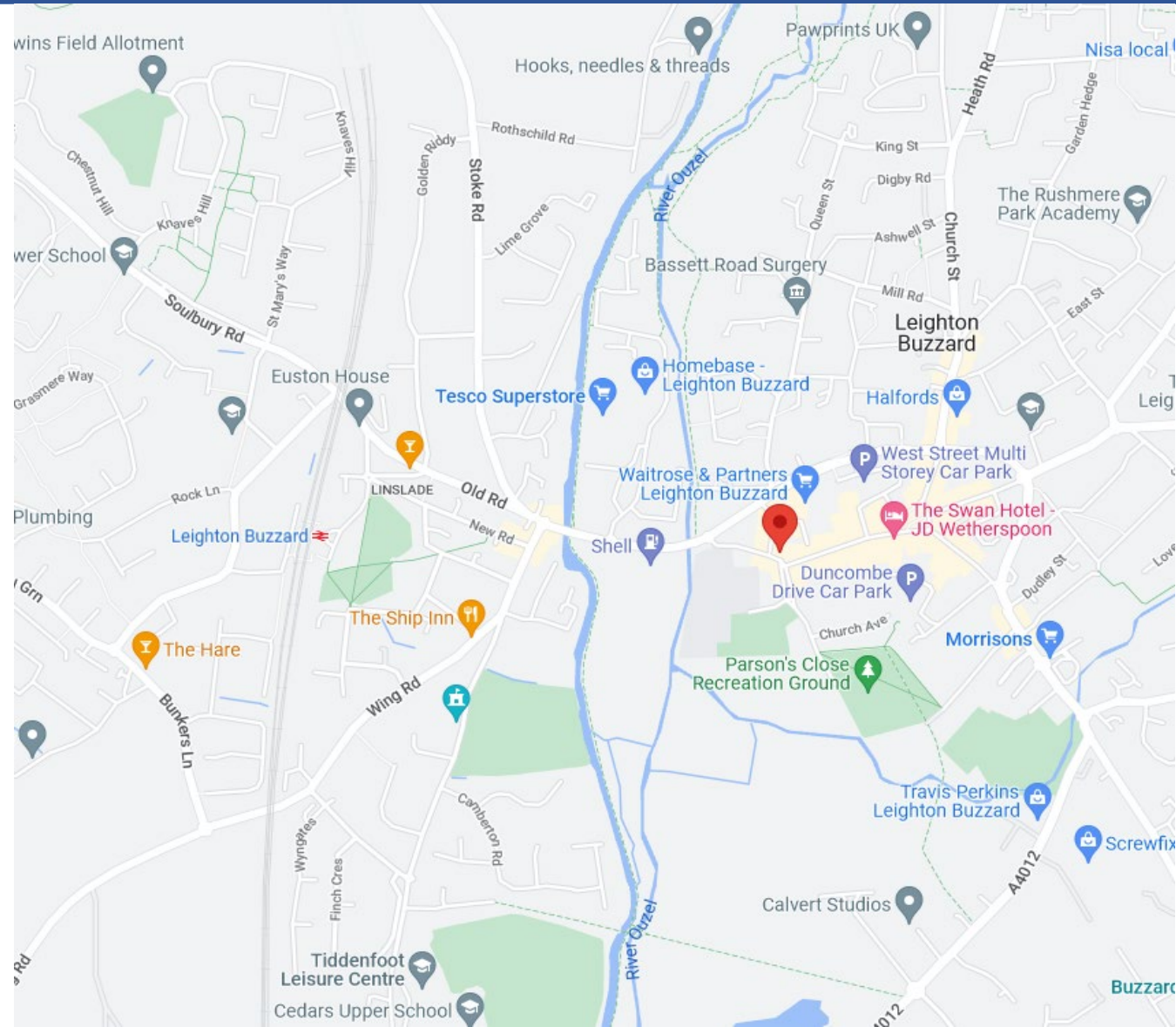
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Location:

Leighton Buzzard is a market town in Bedfordshire, England, near the Chiltern Hills, between Aylesbury, Tring, Dunstable and Milton Keynes 36 miles northwest of Central London, and linked to the capital by the Grand Union Canal and the West Coast Main Line to London Euston. The town is close to the M1 motorway and A5 road, and is served by Southern and London North-western Railway services on the West Coast Main Line railway at Leighton Buzzard railway station (in Linslade). The railway operates non-stop commuting services to Euston railway station, with the fastest peak journey times less than 30 minutes. The property is located within 0.6 miles to Leighton Buzzard Train station, which provides direct services to London Euston in less than 30 minutes. Nearby occupiers include Post Office, Halifax, Argos, Subway, Waitrose and more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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