

# CONFIDENTIAL -- FOR SALE



**46 High Street, Leighton Buzzard, LU7 1EA**

**4,291 SqFt (398.65 SqM)**

**OIRO £650,000.00 Exclusive**

- Established and Prominent Position onto High Street.
- Character Frontage.
- Potential Redevelopment subject to Planning.

## Location

The property fronts the southeastern side of the High Street towards Lake Street and sits in close proximity to HSBC, The Swan and Coral. Nearby Occupiers include WH Smith, Nationwide, Millets, Peacocks, Nat West and Santander. In addition Costa and Pizza Express are close whilst Waitrose is a short walk off the High Street.

The unit is prominently located on the High Street approximately 0.7 miles from Leighton Buzzard Railway Station, providing access to Euston in approx. 35 minutes and MK and Birmingham to the North.

## Description

The subject premises includes the retail unit along with a separate first and second floor front office, plus the old telephone exchange to the rear of both 46 and the neighbouring HSBC bank.

46 itself is Grade II listed within the Listed Buildings in Leighton-Linslade, Central Bedfordshire register.

The retail unit provides accommodation across ground floor only in its present form, though used to extend via a timber staircase across the first floor too and excludes the separate office to the front. The first floor provides access into the loft. There is also a basement at ground floor across the front of the shop. Offices, toilets and retail sales are across the ground floor accommodation, which is level except for a step up to the rear of the shop. The shop has a rear access directly onto a right of way across the common track between the now HSBC and the subject property and provides access to the rear courtyard incorporating the former telephone exchange premises.

The separately tenanted first and second floor offices to be vacated in February 24, to the front of the unit incorporate a kitchenette and toilet facilities. The unit is accessed from the main pedestrian access onto the High Street itself by a separate front door at the foot of a set of stairs. The accommodation is basically open plan and naturally lit via large timber sash windows.

The former Telephone Exchange building to the rear courtyard provides a ground floor incorporating timber flooring to part and concrete flooring to remainder. It forms an L shape and benefits from a large attic space. It is used as a storage unit currently but is lit and has power.

## Terms

The premises are to be sold freehold looking at offers in the region of £650,000.00 exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
<b>46 HS Retail - NIA</b>		
Ground Floor	109.80	2,043
First Floor	48.03	517
<b>Total</b>	<b>237.83</b>	<b>2,560</b>
<b>1<sup>st</sup> &amp; 2<sup>nd</sup> Floors 46 - NIA</b>		
First Floor	31.77	342
Second Floor	27.04	291
<b>Total</b>	<b>58.81</b>	<b>633</b>
<b>Telephone Exchange - GIA</b>		
Ground Floor	102.01	1,098

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

46 High Street – £19,750

1<sup>st</sup> & 2<sup>nd</sup> Floor 46 High Street – £6,400

Interested parties are advised to contact the relevant Local Authority.

## EPC

TBA

## Viewings

For viewings and further information please contact:

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