

FOR SALE

2,578 Sq Ft (239.5 Sq M)

- Attractive Building
- Car Parking On Site
- Potential For Conversion
Subject to Planning
- Town Centre Location
- 5 Storey Building



14 Church Square
Leighton Buzzard, LU7 1AE

>D KirkbyDiamond

Contact: Nick Bosworth or Chris Richards

Tel: 01908 678 800

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LOCATION

- The property is located in the centre of Leighton Buzzard on Church Square at the top of the High Street
- Leighton Buzzard is a market town situated between the towns of Dunstable and Milton Keynes
- It has the benefit of access to London via train
- Within short driving distance of the M1 Motorway



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DESCRIPTION

- The property is currently used as an office building with parking areas to the rear and side
- Due to its Grade II Listed building status, many original external features remain, including wooden sash windows, chamfered quoins, stucco faced brickwork and cornicing
- Internally, the property provides accommodation over five separate levels including a lower ground floor and attic
- Each floor provides separate office rooms, WC facilities at lower ground floor level and on the 1st and 2nd floors
- Kitchen facilities are located on the lower ground floor

TERMS

The premises are available to purchase at a guide price of £425,000.



ACCOMMODATION

Total 239.5 SQ M 2,578 SQ FT

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

Business Rates: Rateable Value - £ 22,000

Interested parties are advised to contact the relevant Local Authority.

CONTACT:

➤ **NICK BOSWORTH**
07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk

➤ **CHRIS RICHARDS**
07983 775684 chris.richards@kirkbydiamond.co.uk

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