

TO LET

1,523 Sq Ft (141.49 Sq M)

- › Ground floor retail unit
- › Prominent glazed double frontage
- › Rear loading access and allocated parking
- › Suitable for a variety of uses STP
- › Option to lease upper parts for ancillary storage



13-15 Lake Street
Leighton Buzzard, LU7 1RS

>D KirkbyDiamond

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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 a range of local and blue chip occupiers including Costa, Wetherspoons, Greggs, and Pizza Express.

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Google Maps

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DESCRIPTION

- Comprising a ground floor retail unit with basement storage in Leighton Buzzard Town Centre.
- The unit benefits from a prominent glazed double frontage with excellent signage presence as well as suspended ceilings with inset LED lighting and W/C facilities.
- The unit also benefits from rear loading access with allocated staff car parking.

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £25,000.

VAT is not payable.

ACCOMMODATION (Net Internal Area*)

Ground floor retail	115.47 SQ M	1,243 SQ FT
Basement storage	26.01 SQ M	280 SQ FT
Total	141.49 SQ M	1,523 SQ FT

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

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

CONTACT:

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