

# FOR SALE

536 Sq Ft (49.79 Sq M)

- Freehold retail/office investment sale
- Prominent village high street position
- Newly agreed lease
- Rear access
- Scope for residential conversion, STP



## 4 High Street

Toddington, Dunstable, LU5 6ET

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Situated in Toddington, a large village and civil parish in the county of Bedfordshire.
- Located 5 miles north-west of Luton, 4 miles north of Dunstable, and 6 miles south-west of Woburn.
- Junction 12 of the M1 motorway within 0.5 miles
- Dunstable Northern Bypass (A5) within 2 miles

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Google Maps

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## DESCRIPTION

- A prominently positioned 3-storey retail/office investment opportunity situated within the village of Toddington, Bedfordshire.
- The property comprises ground floor retail with office/storage upper parts.
- The premises is currently occupied by a Turkish barbershop and has been let on a 10-year lease commencing on the 9th September 2023 at a passing rent of £14,000 per annum. The lease also includes a tenant's only break clause in September 2027 and an upwards only rent review in December 2028.

## TERMS

The freehold interest is available at a quoted price of £197,500 exclusive. VAT is payable on the purchase price.



## ACCOMMODATION (Net Internal Area\*)

Floor	SQ M	SQ FT
Ground Floor	49.79	536

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

EPC: E - 116

**Business Rates:** The rateable value is £10,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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