

TO LET

10,990 Sq Ft

(1,020.97 Sq M)

- Commuter town with excellent transport links
- Prime position on the High Street
- 9,083 sq.ft of Ground Floor sales
- 1st floor staff areas and offices



28 High Street
Leighton Buzzard, LU7 1EA

>D KirkbyDiamond

Contact: Nick Bosworth or Chris Richards

Tel:

kirkbydiamond.co.uk



LOCATION

- Leighton Buzzard, is a Bedfordshire market town located 12 miles (19km) west of Luton, 10.5 miles (17km) south east of Milton Keynes and 36 miles (58km) north west of Central London.
- Prime retail position with nearby occupiers including WHSmith, Sue Ryder, Peacocks, Poundland, Boots, Costa Coffee and Pizza Express
- Excellent communications serving as a commuter town to London with direct train service to London Euston and surrounding towns
- Served by the A5, A418 and A4146 which provide access to the M1, M25, Milton Keynes, Aylesbury, Luton and St Albans

 what3words

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 Google Maps

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DESCRIPTION

- Comprises a mid-terraced high street retail unit
- Ground floor provides a large sales area with ancillary storage to the rear
- First floor office and staff accommodation
- Suspended ceiling with recessed air conditioning and lighting
- Use Class E

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £90,000. VAT is payable.

ACCOMMODATION (Net Internal Area*)

Ground Floor	965.97 SQ M	10,398 SQ FT
First Floor	55 SQ M	592 SQ FT
Total	1,020.97 SQ M	10,990 SQ FT

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

EPC: D-85

Business Rates: The rateable value is £73,500. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

 **NICK BOSWORTH**
[07721 128 798 Nick.Bosworth@kirkbydiamond.co.uk](mailto:Nick.Bosworth@kirkbydiamond.co.uk)

 **CHRIS RICHARDS**
[07983 775684 chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

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