

# FOR SALE

4,513 Sq Ft (419.26 Sq M)

- Established showroom with former MOT workshop on 0.63 acre site.
- Secured site.
- Enclosed and additionally secured compound for 15 cars.
- Prominent roadside display areas.
- Well established location.



## The Garage

Leighton Road, Great Billington, Leighton Buzzard, LU7 9BN

**>D** KirkbyDiamond

Contact: Diccon Brearley or Chris Richards

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kirkbydiamond.co.uk



## LOCATION

- The premises are located to the eastern edge of the village of Great Billington approximately 3 miles South of Leighton Buzzard Town Centre.
- The A4146/A505 roundabout at the edge of Leighton Buzzard is 0.5 miles away and provides a direct link onto the B440, which in turn links Leighton Buzzard to Hemel Hempstead and runs directly in front of the subject premises.
- The showroom element is accessed directly off the Leighton Road (B440). Leighton Buzzard Mainline Railway Station is 2.7 miles.
- J11a (M1) is 7.7 miles.
- Milton Keynes is 15 miles whilst London Luton Airport is 16.1 miles.

 what3words

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 Google Maps

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## DESCRIPTION

- A well established single storey vehicle showroom, former MOT workshop and storage yard.
- The workshop has glazed frontage directly onto the Leighton Road and the workshop provides a former MOT provision.
- The site extends to 0.63 acres and provides hardstanding/yard/parking to the northern, eastern and western flanks.
- The sale will include the equipment utilised in the day to day running of the existing business.

## TERMS

Available by way of a sale of the freehold title at offers in the region of £925,000.00 exclusive.

## ACCOMMODATION (Gross Internal Area\*)

<b>Total</b>	<b>419.26 SQ M</b>	<b>4,513 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: 81 D**

**Business Rates: Rateable Value: £43,000**

Interested parties are advised to contact the relevant Local Authority

## CONTACT:

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