

# 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**

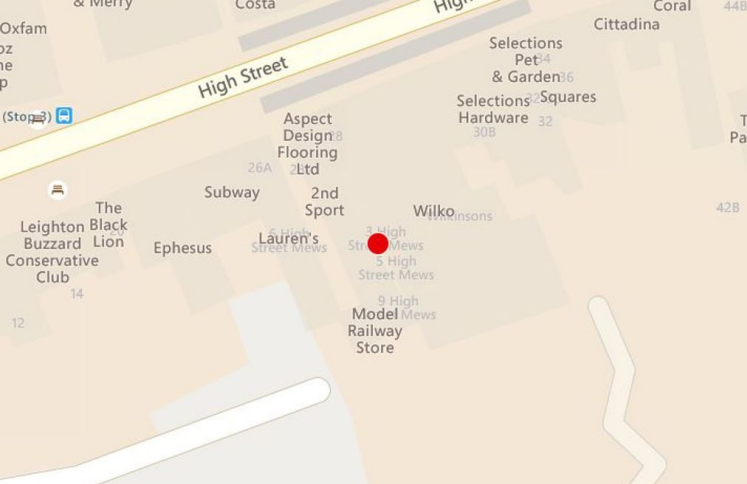
**>D KirkbyDiamond**

Contact: Nick Bosworth or Chris Richards

Tel:

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

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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           |
| <b>Total</b> | <b>1,020.97 SQ M</b> | <b>10,990 SQ FT</b> |

\*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](http://www.voa.gov.uk)

## CONTACT:

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