

TO LET

254 Sq Ft (23.6 Sq M)

- › Salon unit
- › All-inclusive rent
- › Fully furnished turn key opportunity
- › Captive market from residents and nearby housing

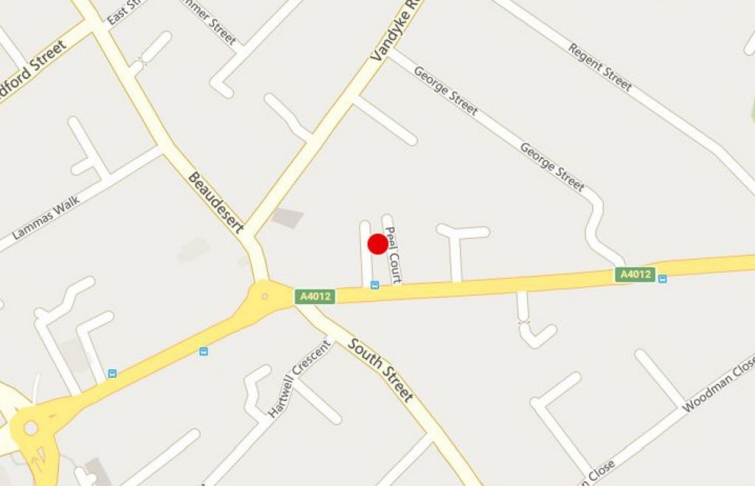


Salon Unit

Marigold House, Hockliffe Road, Leighton Buzzard, LU7 3FF

Contact: Chris Richards or Diccon Brearley
Tel: 01582 738866
eddisons.com





Location

- The property is situated within Marigold House, a newly developed later living complex off Hockliffe Road in the heart of Leighton Buzzard.
- Its central location offers excellent accessibility, with the town's shops, cafés, and amenities just a short walk away.
- The property benefits from close proximity to Leighton Buzzard railway station, providing regular services to London Euston in under 40 minutes, making it ideal for commuters
- Major road links, including the A5 and M1, are also easily accessible, connecting the town to Milton Keynes, Luton, and beyond.

 what3words

///sooner.poster.harp

 Google Maps

[Click here](#)



Description

- The property comprises a ground floor salon unit within a newly developed later living complex off Hockliffe Road in the heart of Leighton Buzzard.
- The property offers a fully furnished turn key opportunity and benefits from LED / mood lighting throughout, a wall-mounted AC/heating system, as well as fixtures and fittings pertinent to its intended use including a till/prep area, nail station, hair wash basin, and a number of salon chairs with ancillary mirrors.

Terms

Available by way of a new effective FRI lease for a term to be agreed at an inclusive rent of £8,500 per annum.

VAT is not payable.



Accommodation (Net Internal Area*)

Total **23.6 SQ M** **254 SQ FT**

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

EPC: B (31)

Business Rates: TBC

Contact:

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