TO LET

1,174 Sq Ft (109.06 Sq M)



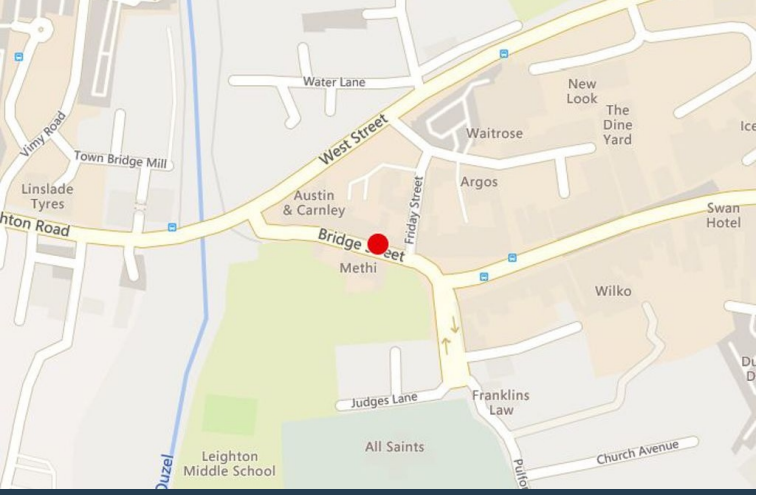
- Prominently positioned, mid terraced retail unit.
- Open plan reception and display.
- Additional two separate treatment rooms.
- Recessed spotlighting and laminate flooring.
- Ancillary basement storage.

21 Bridge Street

Leighton Buzzard, LU7 1AH

Contact: Diccon Brearley or Chris Richards
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The unit is prominently located fronting onto Bridge Street, in close proximity to High Street.
- The A505 and A4146 are 1.7 miles distant.
- M1 J11a is 8.8 miles.
- London Luton Airport is 16.1 miles and MK Central is 12.3 miles.
- Leighton Buzzard Train Station provides Mainline services to Euston in 35 minutes and is 0.5 miles from the unit.

what3words
///dirt.sugars.sang

Google Maps
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Description

- Prominently positioned retail unit with frontage onto Bridge Street.
- Currently set up as a nail bar with open plan reception/display.
- Internally provides two separate treatment rooms plus wc and kitchen facilities.
- Well fitted with laminate flooring, air conditioning and spotlighting.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £ 17,500 per annum exclusive. VAT is payable

Accommodation (Net Internal Area*)

Ground Floor	**60.2 SQ M**	**648 SQ FT**
Basement Storage	**48.87 SQ M**	**526 SQ FT**
Total	**109.06 SQ M**	**1,174 SQ FT**

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

EPC: C (67)

Business Rates: The rateable value is £12,000. For the rates payable please contact www.voa.gov.uk.

Contact:

DICCON BREARLEY
07896 086 291 diccon.brearley@eddisons.com

CHRIS RICHARDS
07983 775684 chris.richards@eddisons.com

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