

# OFFICES FOR SALE



20 Bridge Street, Leighton Buzzard, Bedfordshire LU7 1AL

Offices - 1750 Sq Ft (162.58 SqM)  
Cellar - 500 Sq Ft (46.48 SqM)  
Total - 2250 Sq Ft (209 SqM)

£295,000

- Gas Central Heating
- Car Parking on Site
- New Double Glazed Windows
- Town Centre Location

## Location

The property is located in the centre of Leighton Buzzard on a busy shopping thoroughfare. Leighton Buzzard is a market town situated between the towns of Dunstable and Milton Keynes. It has the benefit of access to London via train and is within short driving distance of the M1 Motorway.

## Description

The property comprises ground floor reception, office, post room, rear office and male and female wc's.

The first floor has 8 offices, wc and new double glazed windows.

The property also benefits from a cellar of 500 Sq Ft and car parking to the rear.

## Terms

The premises are available to purchase at a guide price of £295,000.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £ 14,750.00

Interested parties are advised to contact the relevant Local Authority.

## EPC

TBA

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## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor & Cellar	116.12	1250
First Floor	93.90	1000
<b>Total</b>	<b>209</b>	<b>2250</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings

For further details please contact:

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## Open Viewing Sessions

**Friday 13<sup>th</sup> May 2pm – 3pm**

**Friday 20<sup>th</sup> May 2pm – 3pm**

