

# TO LET

**LINMERE**  
A place to put down roots

**>D KirkbyDiamond**



Unit 1  
Linmere Farmstead  
Huckett Street  
Houghton Regis  
Bedfordshire,  
LU5 5GX

- New Commercial Development
- Neighbouring large Residential development
- Unique Style & Opportunity
- Attractive Double Frontage & Timber



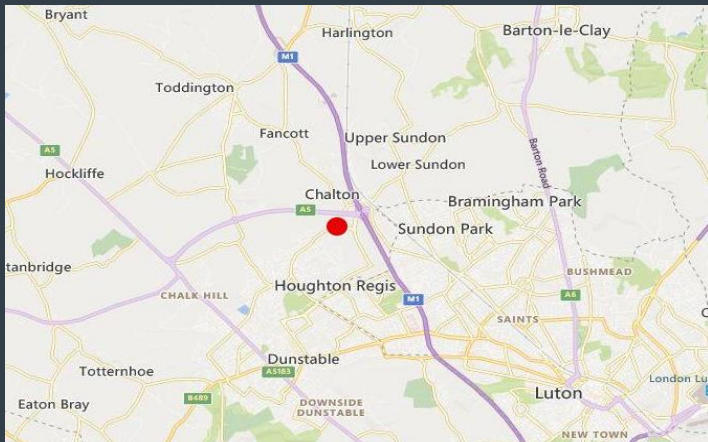
## Location

Houghton Regis is a historic market town and civil parish in Bedfordshire, East of England. The parish is located in Central Bedfordshire, which includes the hamlets of Bidwell, Thorn, and Sewell as well as neighbouring Dunstable and Luton. The Linmere development sits just off J11A of the M1.

## Description

The Farmstead is a new commercial parade that sits at the heart of the Linmere development, providing a unique retail opportunity, neighbouring the residential development, with plans to build up to 5,000 new homes and further commercial plans for a Hotel, Pub and work spaces, with existing neighbouring tenant's such as the Lidl supermarket and distribution centre, 'Cafe in the Park' as well as nearby primary and secondary schools.

The retail space boasts fantastic natural lighting, with double frontage, exposed timber frames as well as timber cladding. The unit is currently being offered in a shell condition, on attractive new terms to be negotiated with the developers being keen to ensure any new business is able to establish themselves and thrive on this new estate.



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## Accommodation

The Retail unit has been measured on a net internal area basis (NIA)

Total: 559 sq ft (52 sq m)

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

## Terms

To Let: £9,000 - £14,000 per annum

VAT: Applicable

Service charge: Applicable

## EPC

TBC

## Business Rates

Rateable value: TBC

The current multiplier for 2020/21 49.1p payable

Interested parties are advised to contact the relevant local authority

## Viewings

For further details please contact;

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