

INVESTMENT FOR SALE



13-15 Market Square, Leighton Buzzard, LU7 1EU

1,915 (177.93 SqM)

£450,000 Exclusive

Renowned and Well
Established Retail Occupier
with potential AST Income.

- New Lease to renowned local business.
- Potential new studio with income potential.
- Loading and parking at rear.

Location

The premises occupy a long established position fronting Market Square, which is accessed directly from the High Street within approx. 25 metres.

West Street multi-storey car park is within a short walk and the town benefits from national rail within 0.8 miles.

The A5 is 5.4 miles via the A505 with J11a M1 at 8.2 miles. Milton Keynes, Luton, Dunstable and Aylesbury are all easily achieved within a short drive time.

Description

The subject premises includes the retail unit known as Stratton Food Hall at 13-15 Market Square, Leighton Buzzard, along with prep rooms, staff facilities and freezer space and loading at ground floor. There is also a separate first floor office and staff facility which will leave a substantial space for creating a first floor independently accessed studio flat. There are also two further flats at first and second floors to the rear of the premises which are independently accessed and already held by way of long leases at £40 per annum.

Terms

The premises are available to buy with the benefit of the income due. Further details are available upon request.

VAT

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

Business Rates

Rateable Value – £20,250.

Accommodation

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

Accommodation	Sq M	Sq Ft
Ground Floor Zone A	56.15	604
Ground Floor Zone B	21.45	231
Ground Floor Prep/Store	54.09	582
First Floor Office/Staff WC	46.24	498
Total	177.93	1,915

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

EPC

Retail C60, Studio Flat TBA.

Viewings

For viewings and further information please contact:

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Chandan Teji

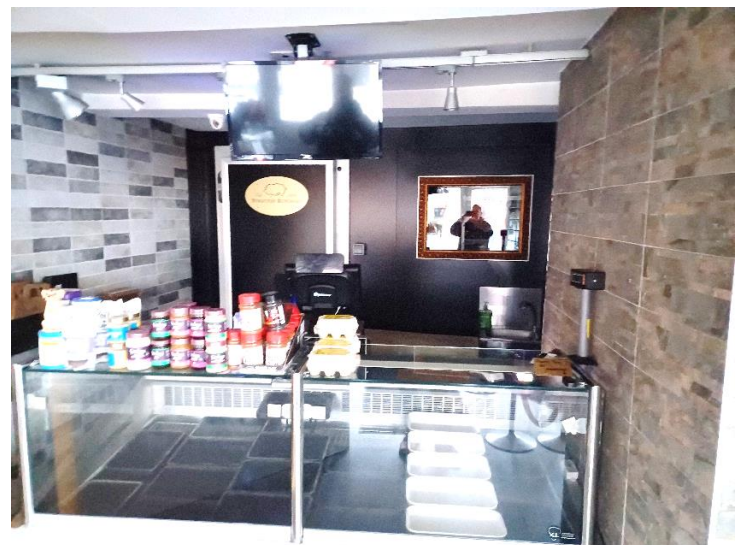
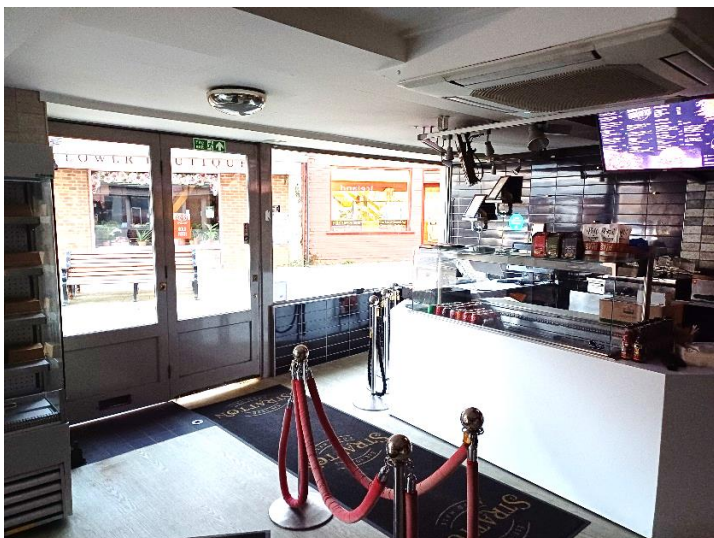
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