

# OFFICES FOR SALE



14 Church Square,  
Leighton Buzzard,  
LU7 1AE

2,578 Sq Ft (209 SqM)

£425,000

- Attractive Building
- Car Parking On Site
- Potential For Conversion
- Town Centre Location

## Location

This impressive property is located in the centre of Leighton Buzzard on Church Square at the top of the High Street. Leighton Buzzard is a market town situated between the towns of Dunstable and Milton Keynes. It is 30 minutes from London by train and just a short drive from the M1 Motorway.

## Description

The property is currently used as an office building with parking areas to the rear and side. Due to its Grade II Listed building status, many original external features remain, including wooden sash windows, chamfered quoins, stucco faced brickwork and corning.

Internally, the property provides accommodation over five separate levels including a lower ground floor and attic. Each floor provides separate office rooms, WC facilities at lower ground floor level and on the 1st and 2nd floors. Kitchen facilities are located on the lower ground floor.

Subject to Planning there is significant potential to convert the building to residential use as has been successfully achieved with adjacent units in the block.

## Terms

The premises are available to purchase at a guide price of £425,000.

## VAT

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

## Business Rates

Rateable Value - £ 22,000

## EPC

TBA

### DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

## Accommodation

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

| Accommodation      | Sq M          | Sq Ft        |
|--------------------|---------------|--------------|
| Lower Ground Floor | 42.49         | 457          |
| Ground Floor       | 67.35         | 725          |
| First Floor        | 47.66         | 513          |
| Second Floor       | 47.66         | 513          |
| Third Floor        | 34.39         | 370          |
| <b>Total</b>       | <b>239.55</b> | <b>2,578</b> |

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

## Viewings

For further details please contact:

### Nick Bosworth

01908 558746

[nick.bosworth@kirkbydiamond.co.uk](mailto:nick.bosworth@kirkbydiamond.co.uk)

### Chris Richards

01582 550 210

[chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

## Open Viewing Sessions

Friday 24<sup>th</sup> January 12:30pm – 1pm

Thursday 6<sup>th</sup> February 12:30pm – 1pm

