

**FOR SALE:** Established Retail and Storage with Large One Bed Flat.



**80 North Street, Leighton Buzzard, Bedfordshire, LU7 1ES**

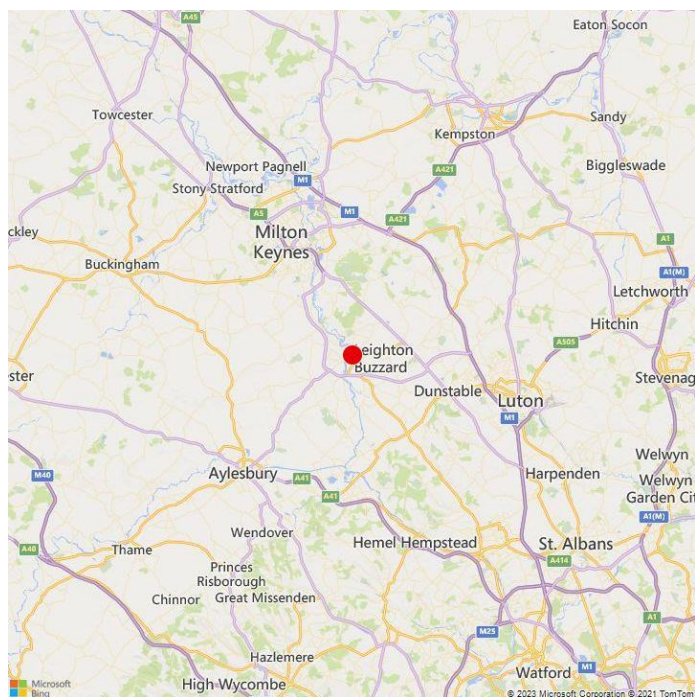
**1,632 SqFt (151.61 SqM)**

**Offers in excess of £450,000**

- Established and Prominent Retail Location.
- Self Contained Two Storey Flat.
- Additional Storage Building with Potential (subject to planning).
- Close To All Amenities.

## Location

The property is prominently located on North Street, close to its junction with Baker Street and St Andrew's Street, and just to the north of the town centre which is within a short walk of the unit.



## Description

Mid terraced self contained retail unit with basement, plus separately accessed first and second floor flat. Externally to the rear, there is a two storey brick built storage facility and parking.

The retail unit and basement storage are currently utilised as a hairdressing salon. The flat is accessed via a separate ground floor door leading to the first and second floors where a bathroom, kitchen, living room and second floor bedroom can be found.

Externally to the rear, there is a two storey brick built premises currently utilised as storage. This could be converted to provide further residential or alternative possibilities, subject to planning.

## Terms

For Sale: Offers in the region of £450,000.00

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

## Accommodation

The premises provide a ground floor retail unit currently trading as a hairdressing salon, with basement storage. At first and second floors, there is a large one bedroom flat. To the rear of the property, is a barn like structure across two floors which is utilised currently as additional storage.

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

Accommodation	Sq Ft	Sq M
<b>Commercial</b>		
Ground Floor Retail	650	60.39
Basement Storage	<u>205</u>	<u>19.05</u>
<b>TOTAL</b>	<b>855</b>	<b>79.43</b>
<b>Flat</b>		
First Floor	457	42.46
Second Floor	<u>268</u>	<u>24.90</u>
<b>TOTAL</b>	<b>725</b>	<b>67.36</b>
<b>Rear Store</b>		
Ground	174	16.17
First	<u>239</u>	<u>22.20</u>
	<b>413</b>	<b>38.37</b>

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

## Business Rates

Rateable Value: £11,500

Council Tax: Band B.

Interested parties are advised to contact the relevant Local Authority

## EPC

49 - B

## Viewings

For viewings and further information please contact:

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