

FOR SALE

1,632 Sq Ft (151.61 Sq M)

- Well established and prominent retail location.
- Currently trading as a hairdresser at ground floor and basement, but suitable for alternative uses STP.
- Additional storage building to the rear with ability to re-develop subject to planning.
- Well appointed and self contained two storey flat over.
- Allocated parking



80 North Street
Leighton Buzzard, LU7 1ES

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The property is prominently located on North Street at its junction with Baker Street and St Andrew's Street, just to the north of the town centre, which is within a very short walk.
- Approx 0.2 miles to Town Centre with all amenities including Waitrose, Tesco, Costa, Caffè Nero and Greggs.
- Approx 12.2 miles to Milton Keynes, Bedford 22 miles, London Luton Airport 17.4 miles.
- Leighton Buzzard Mainline Railway Station (Birmingham to the north and Euston to the south), 0.9 miles.
- A505/A4146 1.5 miles, A5 3.7 miles, J11a M1 8.6 miles.

 what3words

///bliss.bound.cost

 Google Maps

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DESCRIPTION

- Mid terraced self contained retail unit with basement, plus separately accessed first and second floor flat.
- Established retail location prominently facing onto North Street.
- Two storey brick built storage building to the rear, capable of re-purposing for alternative use STP.
- Basement utilised for storage of product for shop. Standing height and dry.

TERMS

Available by way of a sale of the freehold title at offers in the region of £450,000 exclusive.

ACCOMMODATION

Ground Floor Retail	60.38 SQ M	650 SQ FT
Basement Storage	19.04 SQ M	205 SQ FT
First Floor Flat	42.46 SQ M	457 SQ FT
Second Floor Flat	24.9 SQ M	268 SQ FT
Ground Floor Rear Store	16.16 SQ M	174 SQ FT
First Floor Rear Store	22.2 SQ M	239 SQ FT
Total	151.61 SQ M	1,632 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-49

Business Rates: The Rateable Value is £11,500 per annum. For the rates payable, please contact www.voa.gov.uk

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