

TO LET

521 Sq Ft (48.4 Sq M)

- › Lockup Retail Unit
- › Town Centre Location
- › Eligible for Small Business Rates Relief
- › Suitable For a Variety of Uses Within Use Class E



96 Clarence Road

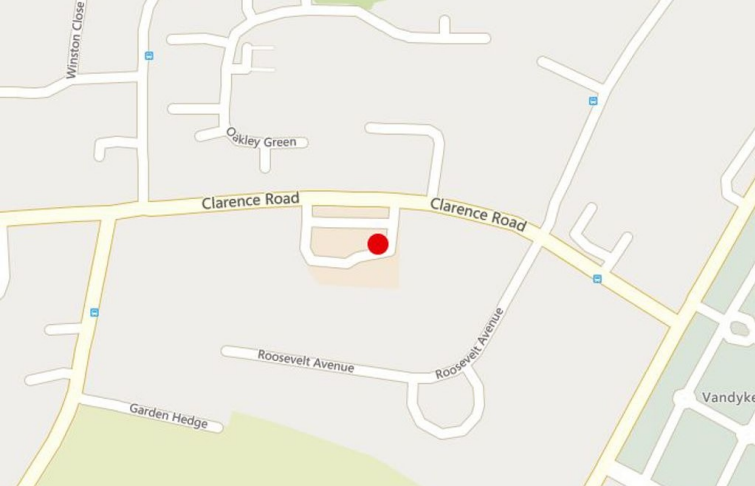
Leighton Buzzard, LU7 3EL

Contact: Chris Richards or Mr Diccon Brearley

Tel: **01525 664 800**

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Location

- Situated within a well-established residential area of Leighton Buzzard, a thriving Bedfordshire market town.
- The property is approximately 1 mile from Leighton Buzzard Railway Station, offering fast and frequent services to London Euston in around 30–40 minutes, as well as direct links to Milton Keynes.
- Road connectivity is equally strong, with the A505 easily accessible and the M1 (Junction 11A) approximately 4–5 miles away, providing convenient routes to Luton, Milton Keynes and the wider motorway network.

/// what3words

///taker.reward.gave

 Google Maps

Click here



Description

- The property forms part of an established retail parade, in a largely rural setting servicing nearby residents and is only a 5-minute drive from Leighton Buzzard town centre.
- The unit provides a largely open plan retail space with rear ancillary space as well as access for loading & bin storage.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £11,000.

VAT is not payable.

Accommodation (Net Internal Area*)

Total	48.4 SQ M	521 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of C (66)

Business Rates: The rateable value is £7,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Further information available upon request.

Contact:

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