

FOR SALE/TO LET

957 Sq Ft (88.91 Sq M)

- Self-contained office building
- Prominently positioned
- Suitable for a variety of uses within Use Class E
- Scope for residential conversion (STPP)



FF And SF

42 Market Square, Toddington, Dunstable, LU5 6BS

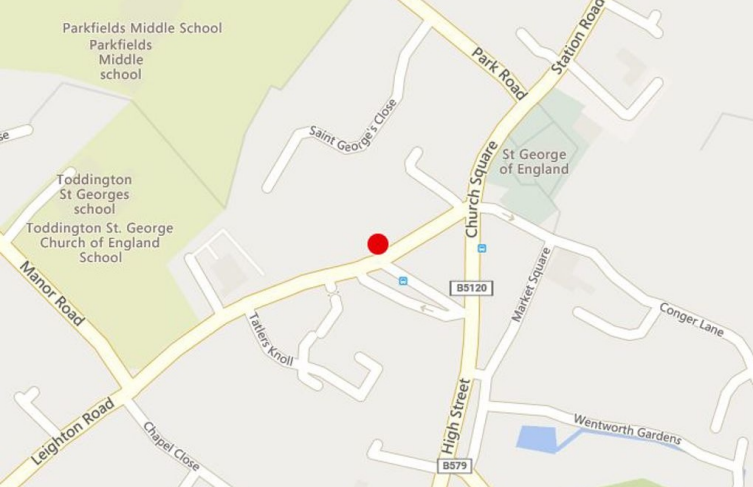
Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

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Location

- The property is situated on Market Square close to its junction with the High Street in Toddington, a large village and civil parish in the county of Bedfordshire which is located 5 miles north-west of Luton, 4 miles north of Dunstable, and 6 miles south-west of Woburn.
- Toddington is opportunely positioned within just 0.5 miles of the M1 (J12) and 2 miles from the Dunstable Northern Bypass (A5) respectively providing road and public transport access.
- Toddington's Highstreet boasts a number of conveniences and amenities including but not limited to a number of cafes and eateries, beauticians/hair salons, bakery, dentist, and a doctor's surgery.

 what3words

///roadblock.streaking.adverbs

 Google Maps

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Description

- The property comprises of a self-contained first and second floor office which is accessed via its own entrance at street level from Market Square.
- The first floor comprises a reception area, two office/treatment rooms, storage room, kitchenette, and W/C.
- The second floor comprises two further office rooms.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £13,950 per annum exclusive.

The long leasehold interest is available at a quote price of £210,000 exclusive.

VAT is payable on the rent/purchase price.

Accommodation (Net Internal Area*)

Total	88.91 SQ M	957 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 rating of B (38)

Business Rates: The rateable value is £9,700. For the rates payable please contact us or www.voa.gov.uk

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

HANNAH NIVEN

07425 244 396 hannah.niven@eddisons.com