

# FOR SALE

536 Sq Ft (49.79 Sq M)

- › Freehold retail/office investment sale
- › Prominent village high street position
- › Newly agreed lease
- › Rear access
- › Scope for residential conversion, STP



## 4 High Street

Toddington, Dunstable, LU5 6ET

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

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## Location

- Situated in Toddington, a large village and civil parish in the county of Bedfordshire.
- Located 5 miles north-west of Luton, 4 miles north of Dunstable, and 6 miles south-west of Woburn.
- Junction 12 of the M1 motorway within 0.5 miles
- Dunstable Northern Bypass (A5) within 2 miles

 what3words

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 Google Maps

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## Description

- A prominently positioned 3-storey retail/office investment opportunity situated within the village of Toddington, Bedfordshire.
- The property comprises ground floor retail with office/storage upper parts.
- The premises is currently occupied by a Turkish barbershop and has been let on a 10-year lease commencing on the 9th September 2023 at a passing rent of £14,000 per annum. The lease also includes a tenant's only break clause in September 2027 and an upwards only rent review in December 2028.

## Terms

The freehold interest is available at a quoted price of £197,500 exclusive. VAT is payable on the purchase price.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>49.79 SQ M</b>	<b>536 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E - 116

**Business Rates:** The rateable value is £10,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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