

TO LET

2,231 Sq Ft (207.26 Sq M)

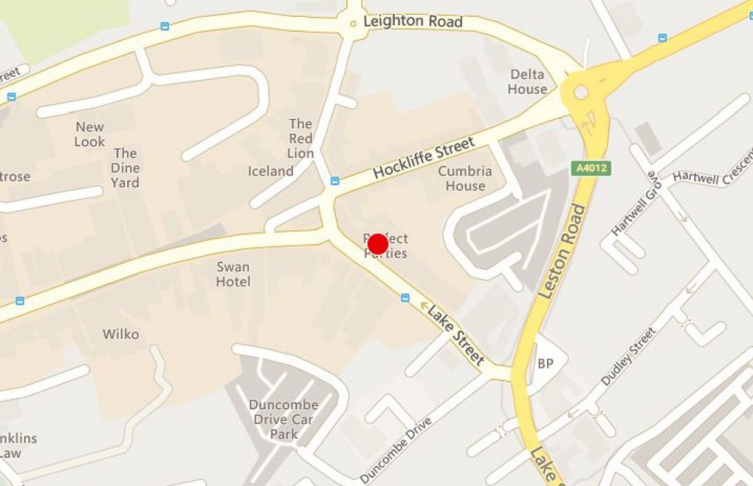
- Prominent Town Centre Retail Unit
- Glazed Double Frontage Onto Lake Street
- Allocated Car Parking With Plentiful Public Car Parking Nearby
- Suitable For A Variety Of Uses STTP



5-7 Lake Street
Leighton Buzzard, LU7 1RS

Contact: Diccon Brearley or Chris Richards
eddisons.com





Location

- Situated on the upper east side of Lake Street in very close proximity to Market Square, the principle retail destination in Leighton Buzzard Town Centre.
- Leighton Buzzard's Mainline Railway Station is within walking distance providing access directly to Euston in 35 minutes and to Milton Keynes and Northampton to The North.
- Excellent access to the Junction 11a of the M1 motorway and the A5 via the A4146 which skirts the town.
- In close proximity to three of the Town's main public car parking facilities.

/// what3words

///tried.pitch.agent

Google Maps

Click here



Description

- Comprising a ground floor mid-terrace retail unit just off the High Street in Leighton Buzzard Town Centre.
- The unit benefits from a prominent glazed double frontage offering excellent signage presence as well as an open plan floor plate with surface mounted LED lighting and back of house ancillary storage with W/C facilities.
- The unit also benefits from two allocated parking spaces to the rear as well plentiful public car parking close by.
- The unit is in close proximity to Blue Chip Occupiers Including Costa, Wetherspoons, Greggs, and Pizza Express.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £40,000 per annum exclusive.

VAT is not payable.



Accommodation (Net Internal Area*)

Ground Floor Retail	182.55 SQ M	1,965 SQ FT
Internal Storage	24.62 SQ M	265 SQ FT
Total	207.26 SQ M	2,231 SQ FT

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

EPC: The property has an EPC of C (65)

Business Rates: The rateable value is £20,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

DICCON BREARLEY

07896 086 291 diccon.brearley@eddisons.com

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.