

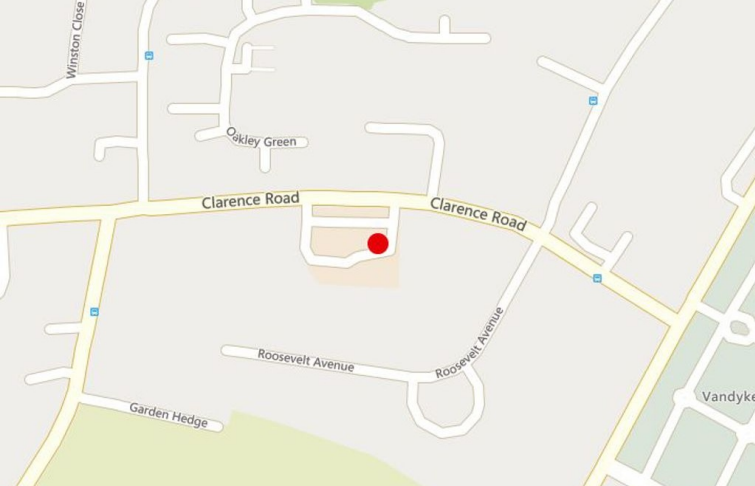
TO LET

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



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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