

# **TO LET Retail Premises**



1,148 sq ft (151 sq m)

14 Market Square Leighton Buzzard LU7 1EY



Located in Leighton Buzzard town centre.



station - approximately 1

Good quality retail space.

On street parking.

£17,000 per annum.

Call 01908 678800 Visit www.kirkbydiamond.co.uk

15 Shenley Pavilions, Shenley Wood, Milton Keynes, MK5 6LB

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#### Location

- The property is situated in Leighton Buzzard town centre on a prominent thoroughfare with similar style retail premises surrounding.
- Leighton Buzzard is located approximately 28 miles northwest of central London and is well served by regular rail services to London with fastest journey time of 24 minutes to London Euston.

### Description

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- Retail unit.
- Forms part of a busy shopping parade.
- Mid-terrace ground floor retail unit fronting directly onto the Market Square.
- Well-proportioned usable retail space.
- Suitable for A1/A2/A3 usages
- Formerly traded as a coffee shop.
- Nearby premises include a milk shake parlour, a pub and a Pizza Express restaurant.

# Specification

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- Double display windows to front with double doors fronting onto a pedestrianised area.
- Fitted out as a coffee shop.
- Tables & chairs included.
- Staff kitchen and toilet facilities.

#### Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Total:	151 sa m	(1.148 sa ft)
Ground Floor:	77.79 sq m	(837 sq ft)
First Floor:	28.92 sq m	(311 sq ft)

Areas quoted are approximate and should not be held as 100% accurate



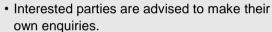
## Terms

- The premises can be let on a new FRI sub lease on a term to be agreed.
- Leasehold: £17,000 per annum exclusive.
- Service charge: Applicable.
- VAT: Applicable at the appropriate rate.

#### **Business Rates**



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#### Viewing

**Nick Bosworth** 

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#### Eamon Kennedy

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