

# FOR SALE

502 - 2,053 Sq Ft

(46.64 - 190.72 Sq M)

- Residential and takeaway investment opportunity.
- Prominently situated facing Hockliffe Street and close to Leighton Buzzard Town Centre.
- 10 year term to takeaway and AST terms to residential.
- Incorporates a one bed flat at ground floor plus a three bed roomed flat across the first floor.



**79/79A/81 Hockliffe Street**

**Leighton Buzzard, LU7 1EZ**

**>D KirkbyDiamond**

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kirkbydiamond.co.uk



## LOCATION

- The property is prominently situated on Hockliffe Street within close proximity to Leighton Buzzard town centre and its amenities.
- Leighton Buzzard Mainline Train Station (Euston to south and Birmingham to north), is within 1 mile of the property, while the A505/A4146 is 1.4 miles.
- Leighton Buzzard town centre is within 0.2 miles and Milton Keynes 10.7 miles whilst Bedford is 20.3 miles.
- M1 J11a is 8.3 miles whilst the A5 is 3.4 miles.
- London Luton Airport is 13.9 miles from the subject premises.

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 Google Maps

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## DESCRIPTION

- Residential and takeaway investment with current income of £37,629.24 per annum exclusive.
- The residential premises are held by way of 12 month AST from 18th March 2025 at ground and 12 months from 9 Nov 25 at first floor.
- The takeaway is held by way of a 10 year term from 14 Aug 2022 with a tenant option 14.8.25 and a Landlord option 14.8.27. Rent is reviewed upward only 3 yearly.
- There is a small rear garden which the two residential occupiers have demised between them.

## TERMS

The premises are available by way of an investment sale at offers in excess of £500,000.00 exclusive. VAT is not applicable.

## ACCOMMODATION

Ground Floor Retail	46.64 SQ M	502 SQ FT
Ground Floor Flat	52.95 SQ M	570 SQ FT
First Floor Flat	91.13 SQ M	981 SQ FT
<b>Total</b>	<b>190.72 SQ M</b>	<b>2,053 SQ FT</b>

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

EPC: Retail is 62C, Ground Floor Flat is 77C, Top Floor flat is 79C.

## CONTACT:



**DICCON BREARLEY**

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