

1a HIGH STREET MEWS, ADJ 26 HIGH STREET,
LEIGHTON BUZZARD, BEDFORDSHIRE, LU7 1EA



LOCK UP RETAIL PREMISES

TO LET

£13,250 pax

659.85 SQFT (61.30 M²)

DESCRIPTION

Single storey, lock up retail unit providing a mainly open plan area plus office/store and single w/c. The premises would suit a variety of uses including nail salon, barbers, florist, sandwich bar, traditional retail, newsagency

- Solid floor.
- Wood effect flooring.
- Suspended ceiling.
- Cat II lighting.
- 2.29m floor to ceiling height.
- 3 window frontages.

LOCATION

The premises are located close to the entrance of High Street Mews, within the centre of Leighton Buzzard (opposite Costa Coffee).

TERMS

Available upon a new lease for a term to be agreed at £13,250.00 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is to be advised.

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

VAT

Plus V.A.T. at the appropriate rate if applicable.

VIEWING

For further information or an appointment to view, kindly contact sole letting agents S. R. Wood & Son Ltd.

01582 401 221

Click the icons below to be redirected to the website or relevant social media page



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