

3 SUMMERLEYS, EDLESBOROUGH, BEDFORDSHIRE, LU6 2HH



RETAIL/OFFICE TO LET

£7,250 pax

300 SQFT (27.87 M²)

[YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

DESCRIPTION

Ground floor, pavement lined, open plan commercial property in good decorative order, benefiting the shared use of an off road parking space. There is on road parking available in close proximity.

- Sales area 231.42 sq ft/21.50 sq m.
- Tiled floor.
- Lighting.
- Double glazed replacement shop front.
- 1 x off road parking space.
- Kitchen 68.56 sq ft/6.37 sq m.
- Single w/c.
- Pedestrian rear access.

Nearby traders include café, flooring, electrical goods/cycles, nails/beauty, florist/gifts, estate agency, general store, ladies hair salon.

LOCATION

Edlesborough is located adjacent to Eaton Bray and circa 3 miles south west of Dunstable, within the Aylesbury district. The subject property is located just off the village high street.

TERMS

Available upon a new IRI lease for a term to be agreed at £7,250 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is £3,200 (please note that this is not rates payable). Further information is available at www.tax.service.gov.uk

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

We are verbally advised by our client that V.A.T. is not 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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