

Town Centre Retail Premises

1A High Street Mews, Leighton Buzzard, Bedfordshire, LU7 1EA

TO LET

660 SqFt (61.30 m²)



LOCATION

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

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, news agency, etc.

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

TERMS

Available upon a new lease for a term to be agreed at £13,250 per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is to be advised.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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