

HUNTERS®

HERE TO GET *you* THERE



Lake Street

Leighton Buzzard, LU7 1SP

Offers In Excess Of £450,000



1-3 Lake Street

Leighton Buzzard, LU7 1SP

Offers In Excess Of £450,000

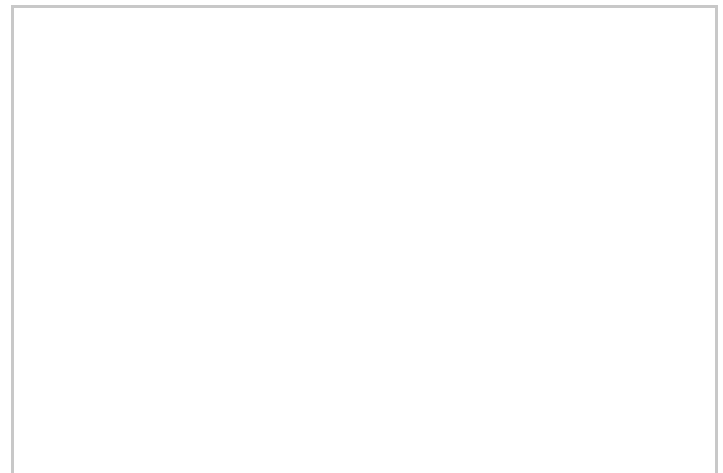


- COMMERCIAL BUILDING
- SCOPE TO CONVERT TO RESIDENTIAL (STPP)
- FREEHOLD PROPERTY
- OFFICE SPACE TO FIRST AND SECOND FLOORS
- LISTED BUILDING
- CHARACTER PROPERTY WITH POTENTIAL
- RARE OPPORTUNITY
- TWO SHOPS TO GROUND FLOOR
- TOWN CENTRE LOCATION

The first time on the market in 24 years. Hunters are pleased to offer this exciting opportunity to acquire this distinctive commercial building, located in Leighton Buzzard town centre. This property comes with ample opportunity to develop into residential (STPP), keep as a commercial building or retain the commercial shops and develop the first and second floors into residential.

This character property boasts two commercial premises on the ground floor presently used as a Hairdressing Studio and a Crystal and Rock shop. The first and second floor are to be offered with vacant possession, having previously been used as a Craft Studio and a Musician's Studio amongst other uses.

Viewing is highly recommended to appreciate the scope and potential of this individual building.



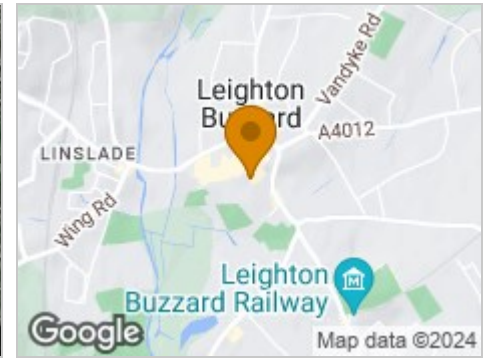
Road Map



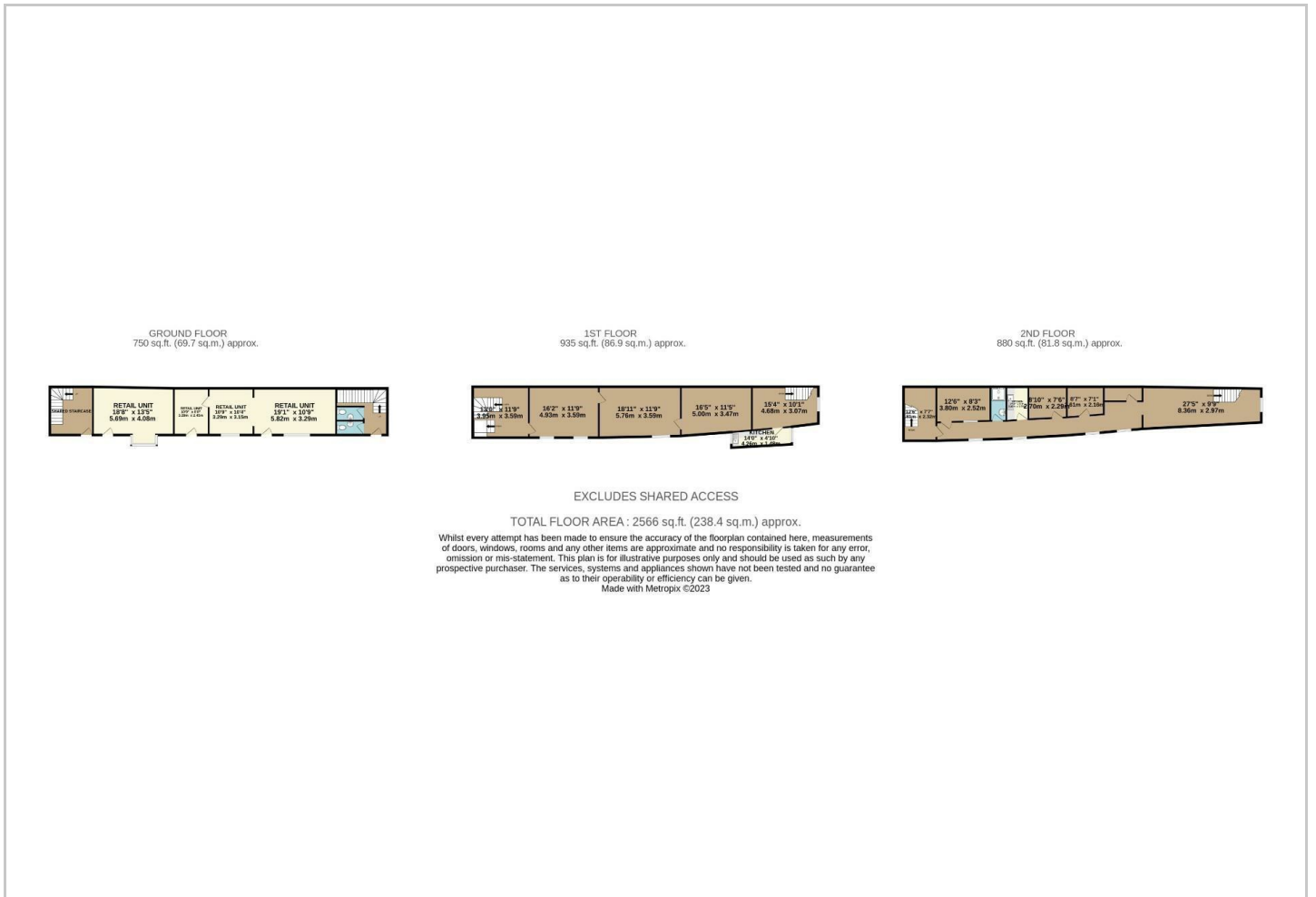
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Leighton Buzzard Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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