



HUNTERS[®]
HERE TO GET *you* THERE

40 Lake Street, Leighton Buzzard, LU7 1RX

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Guide Price £650,000

- FREEHOLD BUILDING
- TWO COMMERCIAL UNITS
- TOWN CENTRE LOCATION
- ESTABLISHED BUSINESSES
- PROMINENT LOCATION
- TWO X TWO BEDROOM APARTMENTS
- IDEAL BUY TO LET WITH TENANTS IN SITU
- FOUR PARKING SPACES
- WELL PRESENTED THROUGHOUT
- VIRTUAL TOUR

Hunters are delighted to market this FREEHOLD building consisting of TWO COMMERCIAL UNITS and TWO X TWO BEDROOM APARTMENTS, all benefiting from tenants in situ making this a perfect buy to let opportunity, located within the heart of Leighton Buzzard.

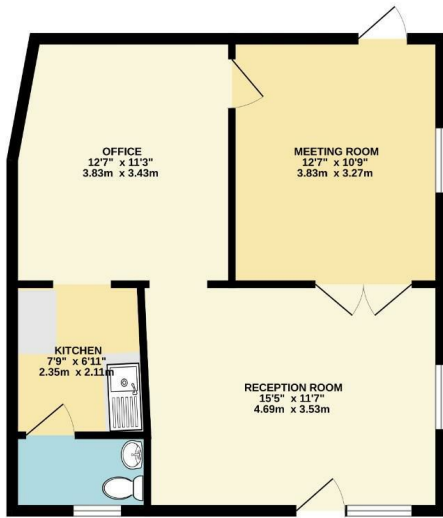
Located on a high footfall road within Leighton Buzzard, The two well established commercial units consist of a barbers, cloakroom and stairs leading down to the converted studio room, currently operated as a tattooist. The other commercial unit currently tenanted by a legal firm comprises two office spaces, meeting room, cloakroom and kitchen.

The apartments are accessed via a separate ground floor door, both well presented properties boast an open plan kitchen/dining/living room, two bedrooms and a family bathroom. Externally there are four parking spaces that come with the freehold property.

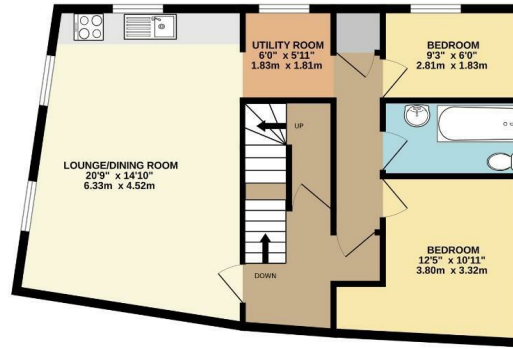
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the building.

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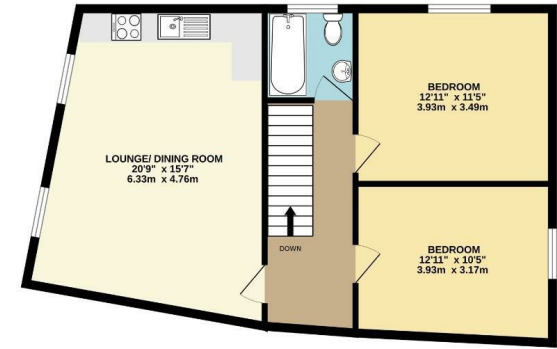
OFFICE SPACE
527 sq.ft. (49.0 sq.m.) approx.



FIRST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



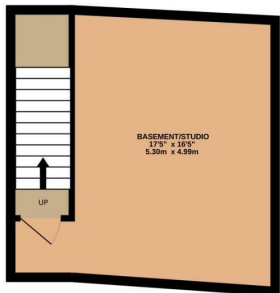
SECOND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



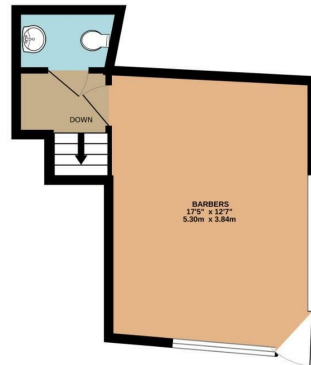
TOTAL FLOOR AREA: 1331 sq.ft. (123.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	71
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		













40A LAKE STREET

RANGER