

INVESTMENT FOR SALE



Squires Place
4 High Street
Toddington
Bedfordshire,
LU5 6ET

- Freehold
- Upper Parts & Rear Access
- Prominent Position

Location

Toddington is a large village and civil parish in the county of Bedfordshire, England. It is situated 5 miles north-north-west of Luton, 4 miles (6 km) north of Dunstable, 6 miles (10 km) south-west of Woburn. It is 0.5 miles from Junction 12 of the M1 motorway and lends its name to the nearby motorway service station.

Description

A prominently positioned 3-storey building, suitable for both office or retail premises.

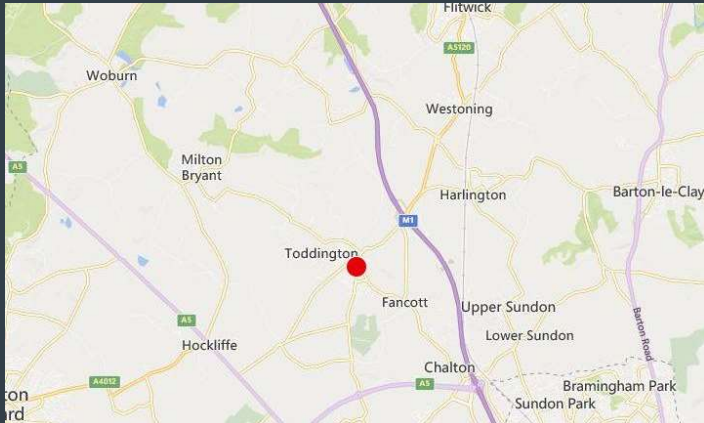
The Premises has been let on a 10-year lease commencing on the 9th September 2023 at a passing rent of £14,000 per annum. The lease also includes a tenant's only break clause in September 2027 and an upwards only rent review in December 2028.

Terms

For Sale: £225,000 For the freehold
VAT: Not applicable

EPC

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Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	184	17.09
First Floor	124	11.51
Second Floor	228	21.18
Total	536	49.79

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £10,250

The current multiplier for 2023/24 49.9p payable
Interested parties are advised to contact the relevant local authority

Viewings

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