

RETAIL UNIT - TO LET



82 Clarence Road
Leighton Buzzard
Bedfordshire,
LU7 3EL

- Refurbished & Modernised Retail Space
- Nearby occupiers include The Co-op, Beauticians & Hair Salon
- Available for Full Small Business Rates Relief

Location

82 Clarence Road is situated just 0.6 miles from Leighton Buzzard Town Centre, in a largely residential setting with other local occupiers including the Co-op, beauticians and hair salon.

Description

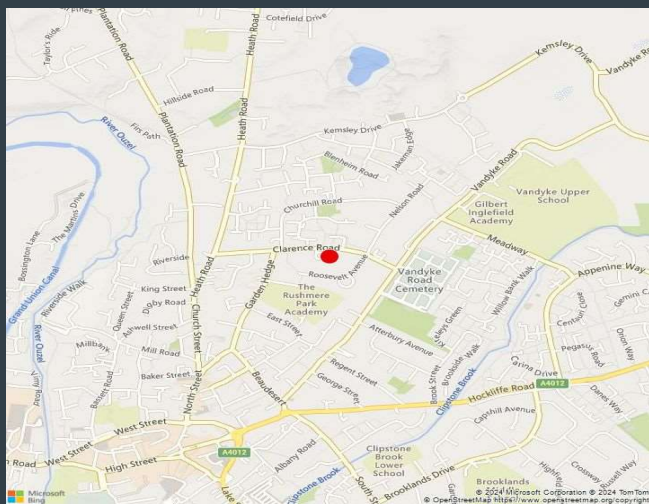
The property forms part of an established retail parade, in a largely rural setting servicing nearby residents and is only a 5-minute drive from Leighton Buzzard town centre. The unit provides a largely open plan retail space, and has been extensively redecorated and refurbished, provide a modern finish, with rear ancillary space as well as access for loading & bin storage.

Terms

To Let: £8,500 per annum

Service Charge: £1,020.10 per annum

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	481.47	44.72

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

Business Rates

Rateable value: £6,200

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

The property has an EPC rating of: D - 86

Viewings

For further details please contact;

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