

3/5 Market Square |  
Leighton Buzzard | LU7 1EU

Prime Shop with Parking |  
Available on New Lease



## 3/5 Market Square | Leighton Buzzard | LU7 1EU

### Location

Leighton Buzzard is an affluent market town located in south west Bedfordshire. The subject premises occupy a busy trading position on the north eastern corner of Market Square, with nearby occupiers including Greggs, Iceland, Boots and Millets. See attached Goad for further details.

### Description

The subject premises comprise part of the ground floor of a mixed use, Grade II listed, period property, with front retail area, rear stores and WC's, with rear security door providing access to a shared car park.

### Accommodation

The premises benefit from the following approximate dimensions and net internal floor areas:

Gross frontage	11.15 m	36 ft 7 ins
Built depth	23.10 m	75 ft 9 ins
Ground floor area	219.44 Sq.m	2,362 Sq.ft
Male & female WC's		
3 rear parking spaces		

### Terms

Available by way of a new EFRI lease for a term to be agreed, with 5 yearly upward only rent reviews.

### Rent

£52,500 per annum plus vat if applicable, exclusive of business rates and other outgoings.

### EPC

Further details available upon request. D 80.

### Rates

The Rateable Value from April 2024 is £41,000.

For rates payable please refer to the Local Charging Authority, Central Bedfordshire Council - 0300 300 8301.

### Legal costs

Each party to be responsible for their own legal and consultancy costs.



## Contact

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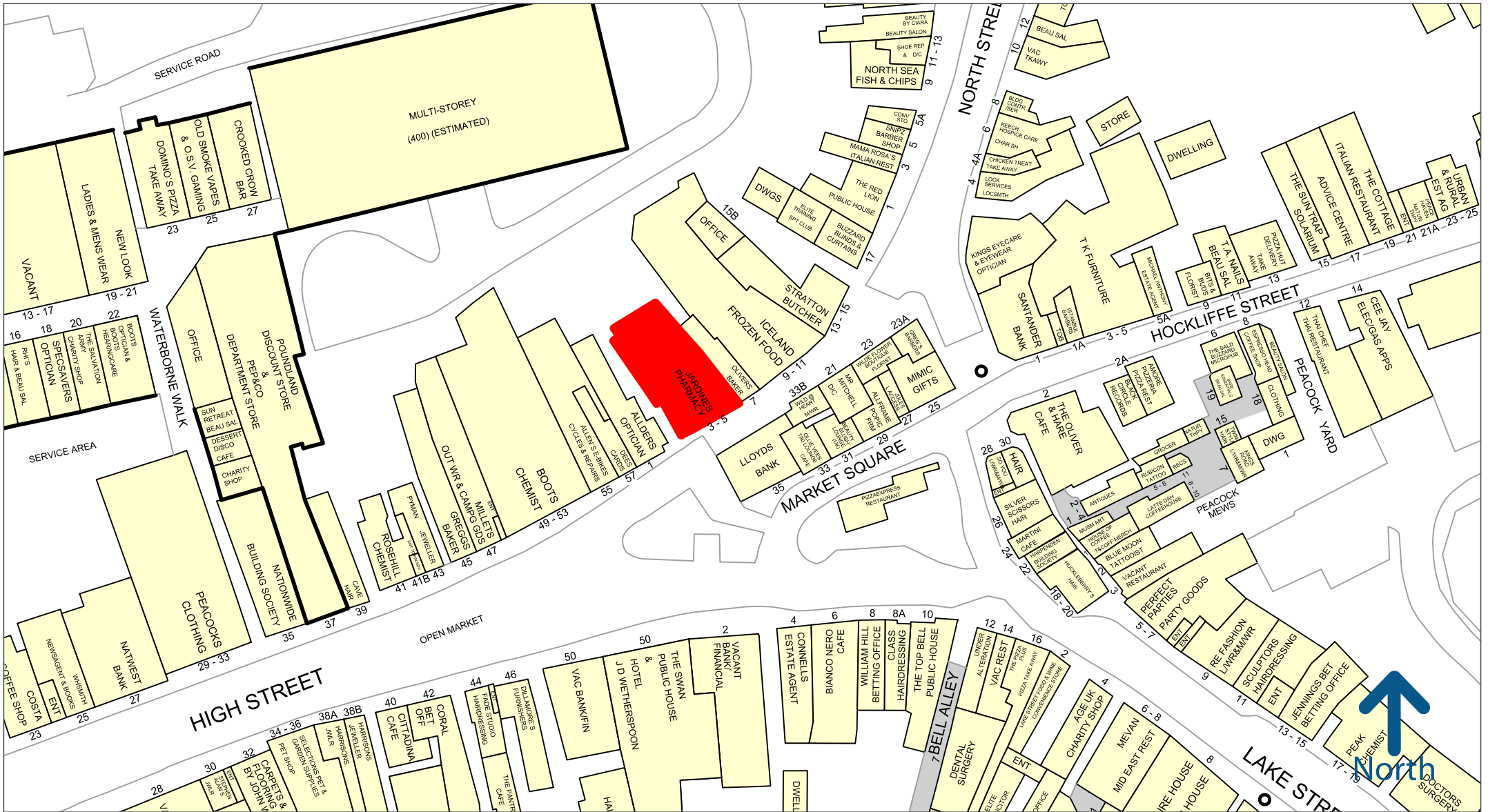
VIEWINGS - Strictly by appointment

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- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessees

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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Experian Goad Plan Created: 09/05/2024

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