

PROMINENT CLASS E FREEHOLD FOR SALE

LEIGHTON BUZZARD

27 HIGH STREET

Description

Leighton Buzzard is a historic market town in Bedfordshire, England, situated approximately 36 miles northwest of London.

The subject property occupies a prominent position just West of what would be considered the prime pitch. notable retailers nearby include **WH Smith, Costa, Peacocks, Poundland, JD Wetherspoon, Coral and Boots.**

The property is Grade II Listed and is situated in a Conservation Area.

Accommodation

The premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	2,304 sq. ft.	(214.05 sq. m)
Ground Floor Ancillary	763 sq. ft.	(70.89 sq. m)
Basement Ancillary	82 sq. ft.	(7.62 sq. m)
First Floor Ancillary	831 sq. ft.	(77.20sq. m)
Second Floor Ancillary	537 sq. ft.	(49.89 sq. m)
Total	4,517 sq. ft.	(49.89 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£390,000.**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£45,000
UBR (25/26)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating. of F 135. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

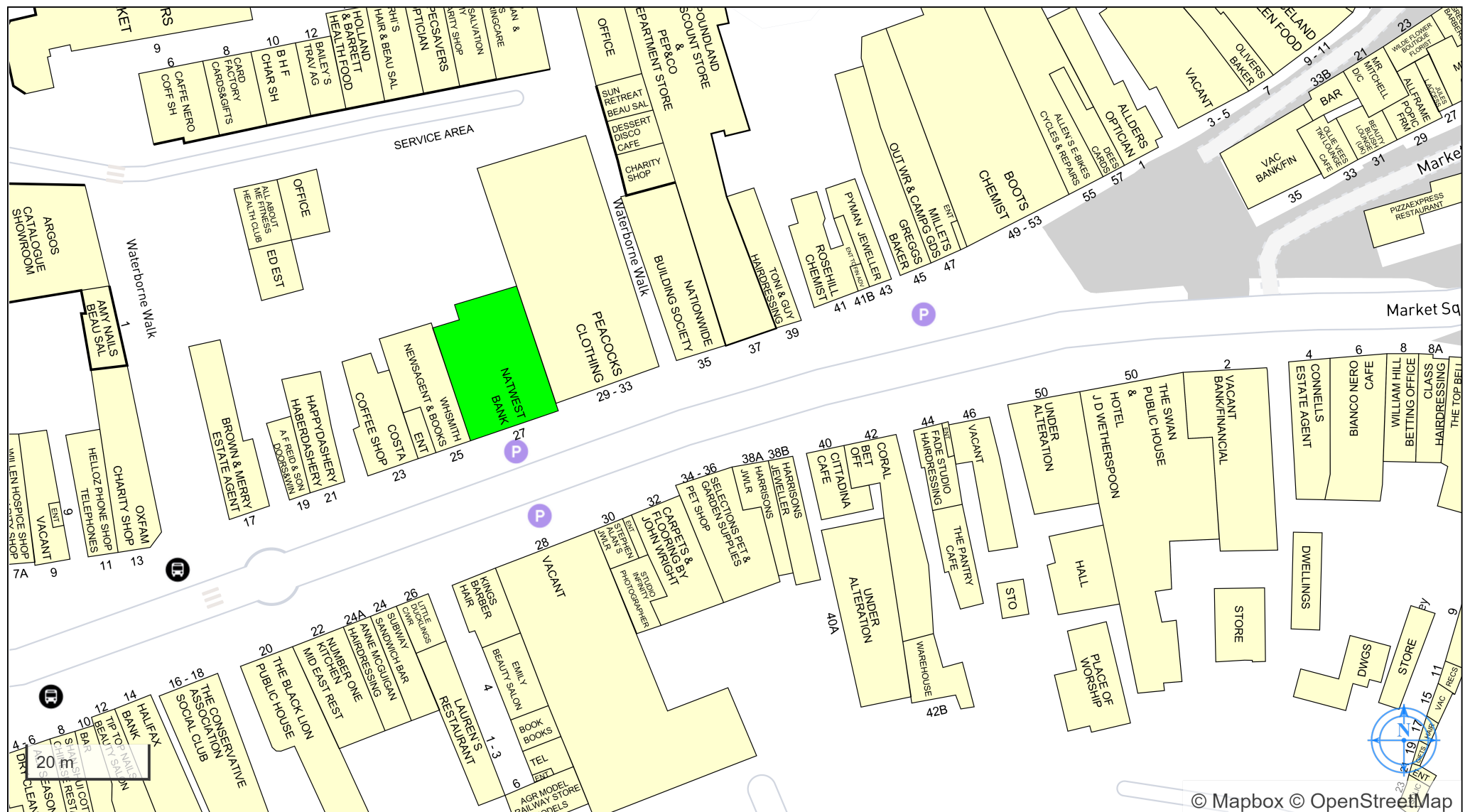
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





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