



8c Market Square, Toddington, LU5 6BS

Village Business Unit

Summary

Tenure	To Let
Available Size	1,530 sq ft / 142.14 sq m
Rent	£15,000 per annum
EPC Rating	Upon enquiry

Key Points

- Village Location
- Proximity to M1 (J12)
- Shutter Access & Pedestrian Access
- Flexible Use (Class E)

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Location

Toddington is an attractive and affluent village in the county of Bedfordshire. The village is well connected via its proximity to the M1 (J12), A5 and A505. Major nearby towns include Dunstable, Luton, Leighton Buzzard, Flitwick and Ampthill. The subject property is located behind 8 Market Square, off the village green. All village centre amenities are within proximity, including shops, cafes, salons, pubs, restaurants and a petrol station.

Description

The property comprises a single storey business unit with storage/light industrial space to the rear and office space to the front. There is a kitchenette and WC, as well as a roller shutter loading door with narrow access to the rear storage room. The property does not provide for any parking, but road parking is available nearby.

Terms

Available upon a new full repairing & insuring (FRI) lease for £15,000 per annum exclusive.

Rateable Value

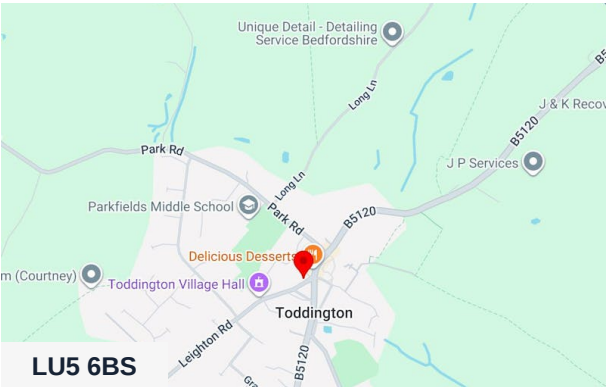
The rateable value for the subject property is £7,800 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate, if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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