





For further information  
please contact:

01582 957591  
9 Compton Avenue,  
Luton, LU4 9AX

## For Sale

### 12-14 Market Square, Leighton Buzzard, Beds, LU7 1EY

-  Offers in the region of £400,000
-  3,090 Sq Ft / 287.06 Sq M
-  Prominent property, spanning three floors, offers significant potential for redevelopment.
-  Unit 12, measuring approx 759.4 sq ft, previously used as a dessert and coffee diner and is in reasonable condition. In contrast, Unit 14 on the ground floor, approx 718.81 sq ft, requires refurbishment. Additional rear area for toilets, approx 109.55 sq ft. The first floor includes the front section of Unit 12 with separate access and Unit 14 on this floor features a separate room and an airing cupboard, totalling approximately 447.35 sq ft. The second floor of Unit 14 also benefits from separate access via the side entrance of Unit 12.



## **12-14 Market Square, Leighton Buzzard, LU7 1EY**

### **Location**

This Property is superbly positioned in Leighton Buzzard's Market Square, the bustling heart of the town. Surrounded by a vibrant mix of independent businesses, national retailers, cafés, and restaurants, the area benefits from excellent footfall and visibility, particularly during weekly markets and local events that draw in both residents and visitors.

Leighton Buzzard itself is a thriving market town with a growing population, located between Milton Keynes and Luton, and well-connected by road and rail. The nearby A5 and M1 motorway provide easy access to surrounding areas, while Leighton Buzzard railway station offers direct train services to London Euston in under 40 minutes.

### **Terms & Tenure**

The premises are for sale freehold at offers in the region of £400,000.

### **Accommodation**

3,090 sq ft                      (287 sq m)

### **Rates**

Rateable Value 12 - £14,250. 14 - £12,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### **EPC**

The EPC rating for the property is D.

### **VAT**

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### **Costs**

Each party is to be responsible for their own legal costs.

### **Viewing**

Strictly by appointment only please contact:

Sean Sumbillo                      [sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl                      [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)