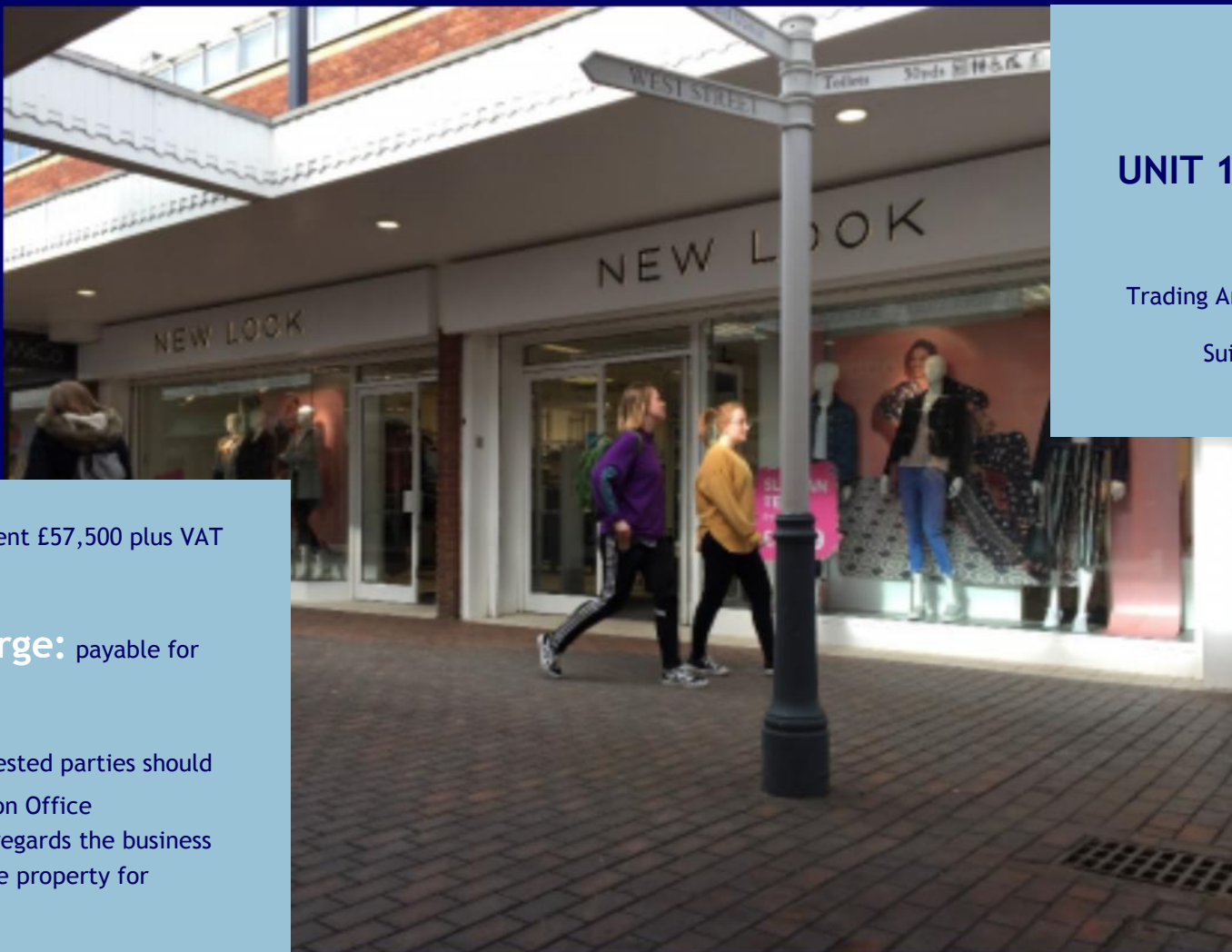


A1 UNIT TO LET

Unit 19-21 Waterborne Walk | LEIGHTON BUZZARD | LU7 1DH



To Let

UNIT 19-21 WATERBORNE WALK

Trading Areas to Ground and First Floors

Suitable for use classes A1

Rent: Quoting rent £57,500 plus VAT
per annum

Service Charge: payable for
2017/2018 £8,476

Rates: all interested parties should
contact the Valuation Office
www.voa.gov with regards the business
rates liability for the property for
2017/2018.

All enquiries to Punch Retail | 01908 311517 | www.punch.org.uk | info@punch.org.uk

UNIT 19–21, WATERBORNE WALK

WATERBORNE WALK | LEIGHTON BUZZARD | LU7 1DH



Accommodation: Unit 19-21 property is over ground floor and first floor. It is available to let for A1 retail, Ground floor sales area 3,425 sq ft plus 1,155 sq ft at first floor available.

AREA	Sq Meters	Sq Ft
GF Sales	318.2	3425
First Floor	107.3	1155

Location: Waterborne Walk and the High Street comprise the prime shopping provision in the town of Leighton Buzzard and the scheme links directly into the main town centre car park. Retailers in the scheme include Waitrose, Superdrug and M & Co and Caffè Nero - see GOAD street plan extract.

Parking: The property benefits from ample customer parking

Terms: The property is available to let on a new lease for a term of years to be agreed. Rent and terms on application.



UNIT 19-21, WATERBORNE WALK

Viewings: Further information and viewings strictly by appointment only via

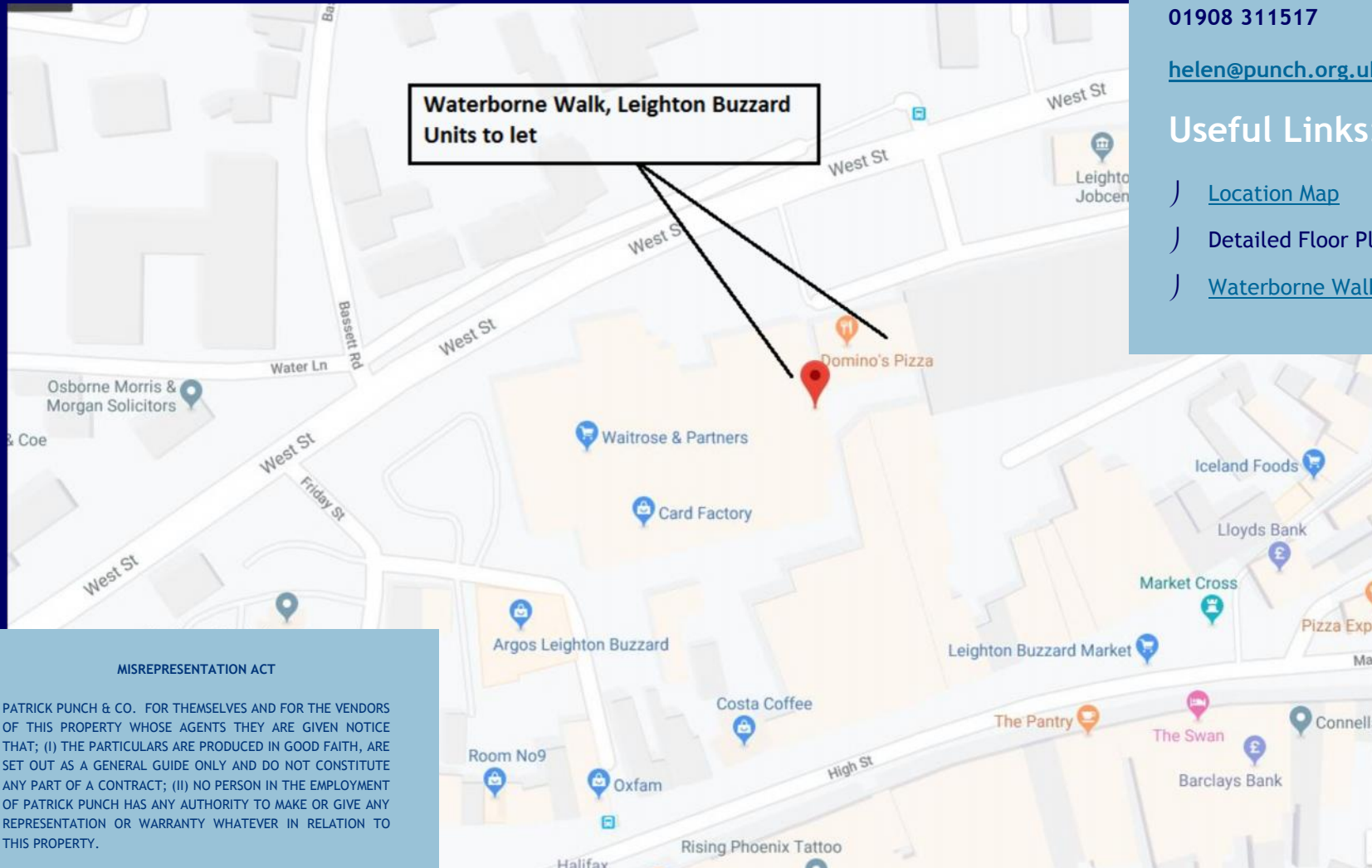
Helen Cottrell at Patrick Punch & Co

01908 311517

helen@punch.org.uk

Useful Links:

- Location Map
- Detailed Floor Plans - available soon
- [Waterborne Walk Information](#)



MISREPRESENTATION ACT

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