

Village Retail/Office Premises

3 Summerleys, Edlesborough, Bedfordshire, LU6 2HH

TO LET

300 SqFt (27.87 m²)



LOCATION

Edlesborough is located adjacent to Eaton Bray and circa 3 miles south west of Dunstable, within the Aylesbury district. The subject property is located just off the village high street.

DESCRIPTION

Ground floor, pavement lined, open plan commercial property in good decorative order, benefiting the shared use of an off road parking space. There is on road parking available in close proximity.

- Sales area 231.42 sqft (21.50m²).
- Tiled floor.
- Lighting.
- Double glazed replacement shop front.
- 1 x off road parking space.
- Kitchen 68.56 sqft (6.37m²).
- Single w/c.
- Pedestrian rear access.

TERMS

Available upon a new IRI lease for a term to be agreed at £7,250 per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £3,200 (please note this is not rates payable).

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are advised that VAT is not applicable to the rental.

VIDEO-TOUR

Click [here](#) to watch a video-tour for the subject premises.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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