

8 Market Square, Toddington

Attractive Mixed-Use Property | Village Location

8 Market Square, Toddington, Bedfordshire, LU5 6BS

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk

S.R. Wood & Son

Est. 1981

**SHOP & MAISONETTE
TO LET/FOR SALE**

01582 401 221

www.srwood.co.uk

FOR SALE/TO LET

Parisnips HAIR STUDIO





KEY FEATURES:

- Affluent Village Location
- Attractive Mixed-Use Property
- Ground Floor Shop
- Large First Floor Maisonette
- Well-Maintained
- Available with Vacant Possession

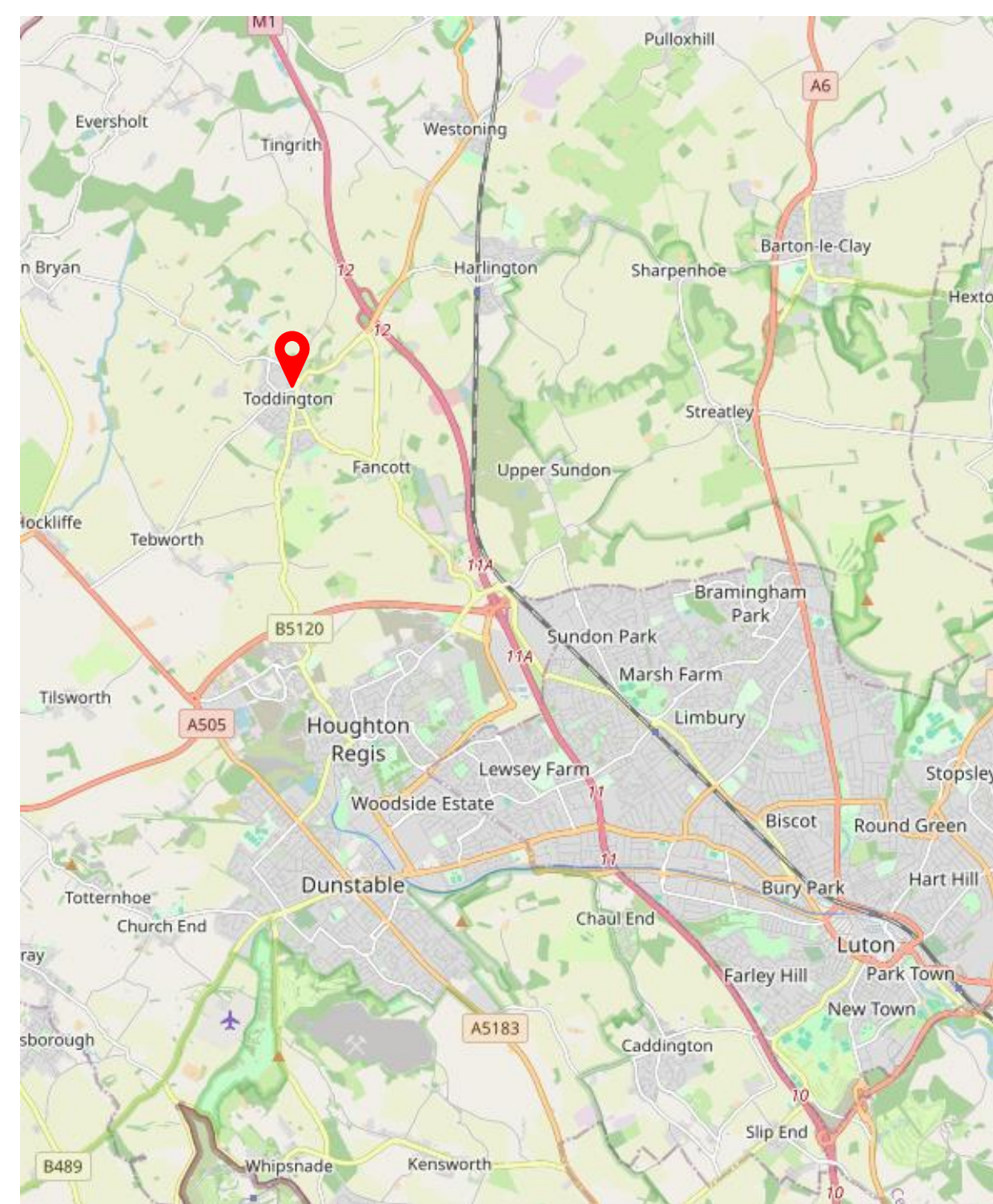
ACCOMMODATION:

1,498 SqFt
(139.17 m²)

Component	SqFt	M ²
Commercial	698	64.89
Residential	810	75.21
Total	1,498	139.17

VIDEO-TOUR:

A comprehensive video-tour of this property is available to watch. Please [click here](#) to view it.



LOCATION:

Toddington is an attractive and affluent village in the country 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 pavement lined in the village centre, over looking the Market Square (village green).

DESCRIPTION:

The property is arranged over ground and first floor. At ground floor level there is a well-maintained shop, formerly used as a hair salon. At first floor level there is a large maisonette consisting of: entrance lobby, 2 bedrooms, living room, dining room, kitchen and bathroom.

The property consists of the follows floor areas:

Component	SqFt	M ²
Commercial	698	64.89
Residential	810	75.21
Total	1,498	139.17

TERMS:

Our client will consider leasing the property or selling of the freehold interest as outlined hereunder.

- **To Let:** available upon a new lease for **£32,500** per annum exclusive.
- **For Sale:** the freehold interest in the property is available, with vacant possession, for **£425,000**.

RATEABLE VALUE:

The Rateable Value for the subject property is £13,000 (please note this is not rates payable) and the maisonette falls under Council Tax band 'B'.

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

LEGAL COSTS:

Each party to bear their own legal and professional costs.

VAT:

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.





VIEWING:

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

Stephen Wood:

Mob: 07798 61 0003

Email: s.w@srwood.co.uk

Jacob Wood:

Mob: 07401 221 022

Email: j.w@srwood.co.uk

Office:

Tel: (Luton 01582 401 221) (Hitchin 01462 542 760)

Email: admin@srwood.co.uk

Web: www.srwood.co.uk



INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk

All statements contained in these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.