



## 13 Hockliffe Street, Leighton Buzzard LU7 1EZ



### Area

Approx 1420 sq ft



### Price

Premium Required



### Food Approved

Former Pizza Hut Takeaway



### Rent

£30,000 plus VAT per annum

## LOCATION

Town centre location.

## DESCRIPTION

Former Pizza Hut takeaway comprising of approx 1420 sq ft over ground floor and basement.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

## RATES

According to the Valuation Office the Rateable Value is £11,750 per annum. Interested parties are encouraged to make their own enquiries with Central Bedfordshire Council.

## EPC

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For further information please contact:

[hello@obre.co.uk](mailto:hello@obre.co.uk)



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