



HUNTERS[®]

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North Street, Leighton Buzzard, LU7 1EN

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£1,280,000

- FREEHOLD MIXED-USE INVESTMENT OPPORTUNITY
- TWO COMMERCIAL UNITS CURRENTLY OCCUPIED
- ONE SPACIOUS THREE BEDROOM APARTMENT
- ONE ONE BEDROOM APARTMENT
- PROMINENT NORTH STREET LOCATION
- FIVE GROUND FLOOR COMMERCIAL UNITS
- THREE SELF-CONTAINED RESIDENTIAL APARTMENTS
- ONE WELL-PROPORTIONED TWO BEDROOM APARTMENT
- POTENTIAL TO INCREASE RENTAL INCOME
- IDEAL OPPORTUNITY FOR INVESTORS AND DEVELOPERS

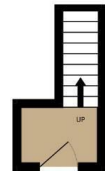
An exceptional freehold investment opportunity situated on North Street, in the heart of Leighton Buzzard. This substantial mixed-use building comprises five commercial units at ground floor level, two of which are currently occupied, offering immediate income potential with further scope to increase returns.

Above the commercial premises are three well-proportioned residential apartments, consisting of one three-bedroom apartment, one two-bedroom apartment, and one one-bedroom apartment, creating a diverse and attractive rental proposition.

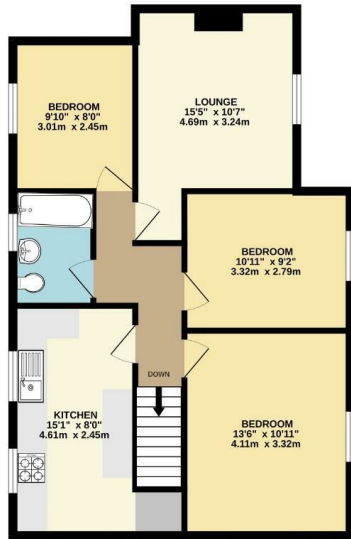
Positioned within a prominent and well-established location, the property presents an outstanding opportunity for investors seeking a multi-income asset with potential for asset management and future growth. North Street benefits from strong local footfall and convenient access to the town centre, amenities, and transport links, making this an appealing long-term investment.

Early viewing is highly recommended to fully appreciate the scale and potential of this unique freehold opportunity.

GROUND FLOOR
45 sq.ft. (3.3 sq.m.) approx.



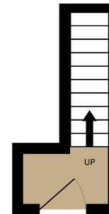
1ST FLOOR
75 sq.ft. (5.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
36 sq.ft. (3.4 sq.m.) approx.



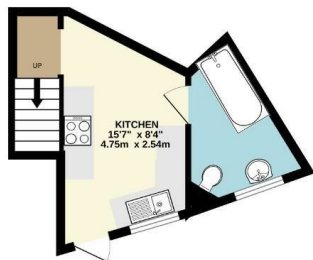
1ST FLOOR
583 sq.ft. (53.1 sq.m.) approx.



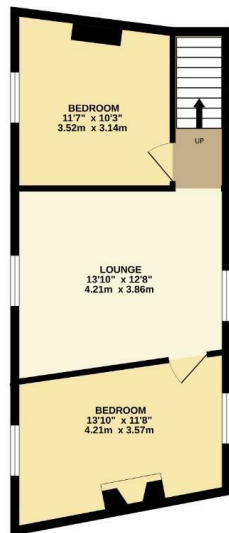
TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.

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GROUND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



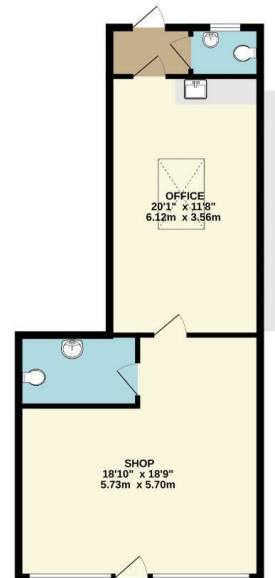
FIRST FLOOR
428 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.5 sq.m.) approx.

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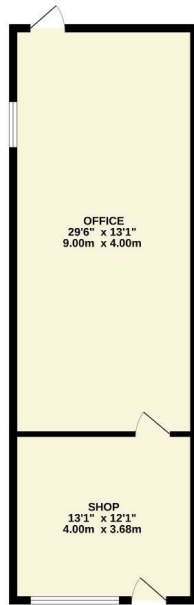
GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



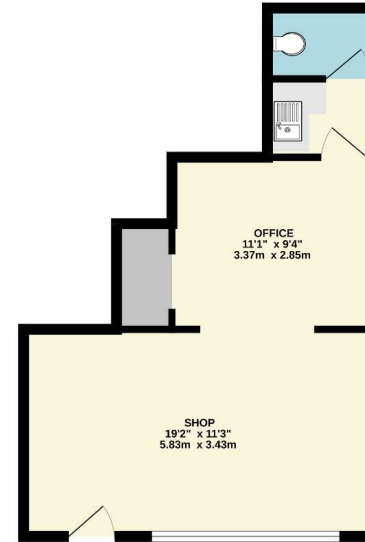
TOTAL FLOOR AREA: 630 sq.ft. (58.6 sq.m.) approx.

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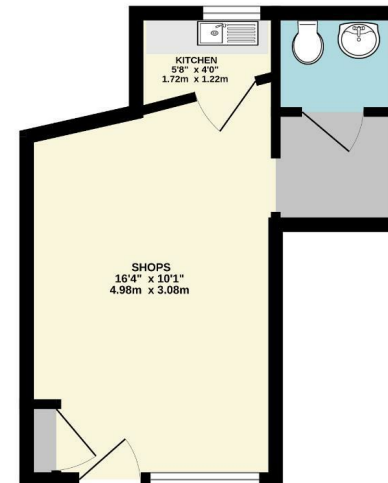
GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



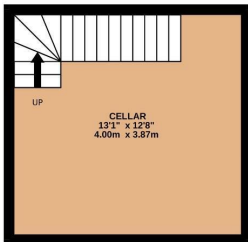
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



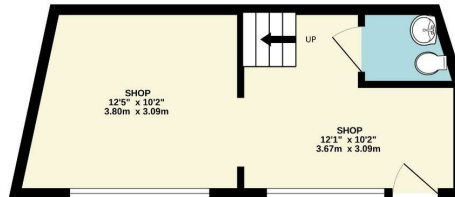
GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



BASEMENT
166 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.3 sq.m.) approx.

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