

HUNTERS®
HERE TO GET *you* THERE

80 North Street, Leighton Buzzard, LU7 1ES



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Offers In Excess Of £425,000

- ESTABLISHED RETAIL LOCATION
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- TOWN CENTRE LOCATION
- EPC RATING - B
- ONE BEDROOM DUPLEX APARTMENT
- ADDITIONAL STORAGE UNIT TO THE REAR THAT CAN BE CONVERTED (STPP)
- PROMINENT LOCATION
- FREEHOLD

Hunters are delighted to market this commercial building with self contained retail unit, basement and with the added benefit of a spacious one bedroom duplex apartment.

Externally to the rear, there is two parking spaces and a two storey brick built outbuilding currently utilised as storage. This could be converted to provide further residential or alternative possibilities, subject to planning permission.

Located on a high footfall road within Leighton Buzzard, The retail unit and basement storage are currently utilised as a hairdressing salon.

The apartment is accessed via a separate ground floor door, which is beautifully decorated and maintained. Offering comfortable living accommodation this property comprises; a generous size lounge, kitchen/dining room, bathroom and bedroom.

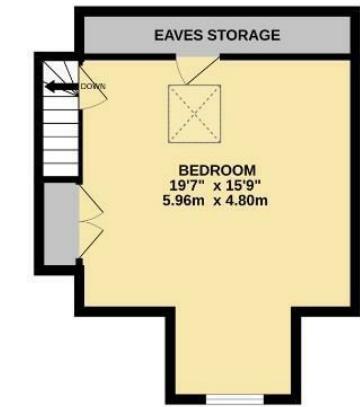
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

BASMENT
232 sq.ft. (21.6 sq.m.) approx.

1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.

2ND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

3RD FLOOR
334 sq.ft. (31.0 sq.m.) approx.



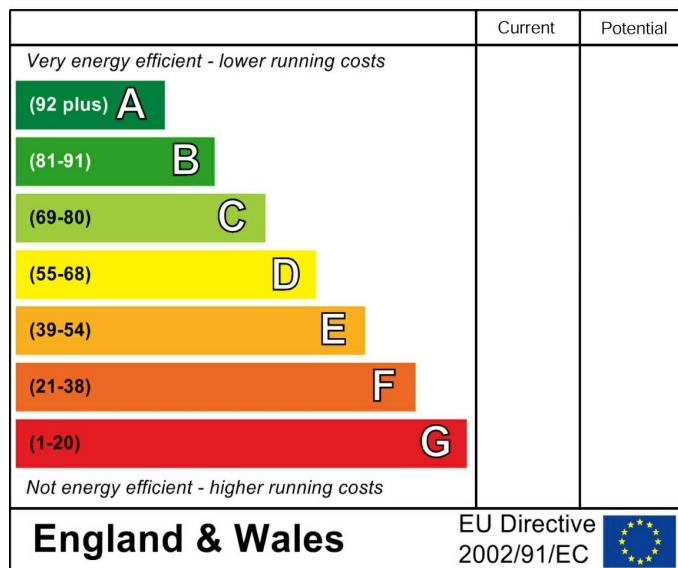
TOTAL FLOOR AREA : 1856 sq.ft. (172.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





