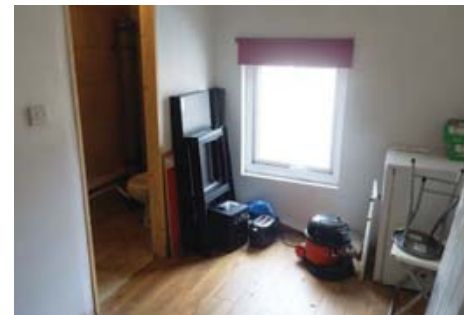


7A Old Road, Leighton Buzzard, Bedfordshire LU7 2RB

*GUIDE PRICE **£70,000+** (plus fees)



A small lock up shop which has been used as a tea room, coffee bar and a vape shop, plus first floor accommodation over the shop and coaching arch which offers the potential to convert into a one bedroom flat.

Located close to local services and amenities that include a main line rail station (0.2 miles), cafes, bars and supermarkets, this freehold property benefits from a small lock up shop on the ground floor (which is currently exempt from business rates) and access through the coaching arch to a narrow staircase which leads to two store rooms on the first floor.

Ground Floor Accommodation:

The shop benefits from a service counter, a sink with a hot and cold water supply and an electrical supply.

First Floor Accommodation:

There are two rooms, both with windows to the front. The first works to create a shower room have been started as it was the sellers intention to have this room as a bedroom with en-suite shower room and the other room as a kitchen/sitting room.

Please be aware there are no approved local authority consents which may be required and any new owner must ensure that works conform to local authority regulations and consents.

Archway:

The archway provides access to a staircase which is part of the neighbouring property, with rights of access to the first floor rooms. Please read the Transfer which allows for the re-building of a permanent staircase at a later date together with the necessary rights of access. For the avoidance of doubt the archway is not included in the sale and only the right of way is.

Open House Viewings:

Tue 25 Sep: 13:00 – 13:30

Sat 29 Sep: 12:00 – 12:30

Thu 4 Oct: 13:00 – 13:30

Tenure: Freehold with flying freehold.

Local Authority: Central Bedfordshire Council 0300 300 8307

Solicitors: Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211161 Ref: Yagnesh Shah – yshah@palmers.co.uk

Energy Performance Rating (EPC): Current Rating G

Additional Fees

Buyer's Premium: There is no Buyer's Premium payable on this lot.

Administration Charge: Buyers will be required to pay an administration fee of £900 incl. VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.