

# TO LET

## RETAIL UNIT IN ESTABLISHED SHOPPING CENTRE

**29 WATERBORNE WALK, LEIGHTON  
BUZZARD, LU7 1DH**



**958 SQFT (89 SQ M)**

- **Part of established shopping centre near multi-storey car park**
- **Close to a diverse range of national retailers**
- **Busy location with large catchment**
- **Occupation is available immediately**

## Location

Waterborne Walk is a modern retail destination situated just off the High Street in the heart of Leighton Buzzard, conveniently located near a multi-storey car park. The area features a variety of national retailers, including Waitrose, Holland & Barrett, New Look, Café Nero, Boots, Superdrug, and Card Factory.

## Description

The property features a versatile open-plan ground floor retail unit, complemented by additional space on the first floor that can serve as ancillary retail, office, or storage use. The unit is equipped with modern conveniences, including electric radiators, a WC with sink, and a kitchen area complete with a double sink and fitted cabinets. High-quality finishes include tiled flooring, integrated ceiling speakers, sleek spot lighting, and a contemporary design that enhances both functionality and style.

## Size

The property offers the following approximate dimensions and net internal floor areas:

- **Ground Floor**
  - NIA: 46 SQ M (495 SQ FT)
  - Toilet: 3.21 SQ M
  - Shop Frontage: 6.1 M
  - Shop Depth: 7.7 M
- **First Floor**
  - NIA: 43 SQ M (463 SQ FT)

## Rateable Value

Rateable Value: £12,000

<https://www.gov.uk/find-business-rates>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

## Energy Rating

EPC Rating: B-37

## VAT

We understand that VAT will not be chargeable on the rent.

## Planning

Currently Use Class E

## Legal Fees

Each party will be responsible for covering their own legal fees.

## Lease

Offers in Excess of £11,500 per annum.  
(Exclusive rates and bills)

Lease Terms: By Negotiation

Subject to contract and subject to tenant status.

## Viewing

Viewings can only be carried out with prior notice by contacting: -  
Email: [agency@leebaron.com](mailto:agency@leebaron.com)  
Tel: 020 7758 5894

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