

TO LET - RETAIL



## Highfield House, Unit 1 The Hawthorns, Flitwick, Bedford, MK45 1FN

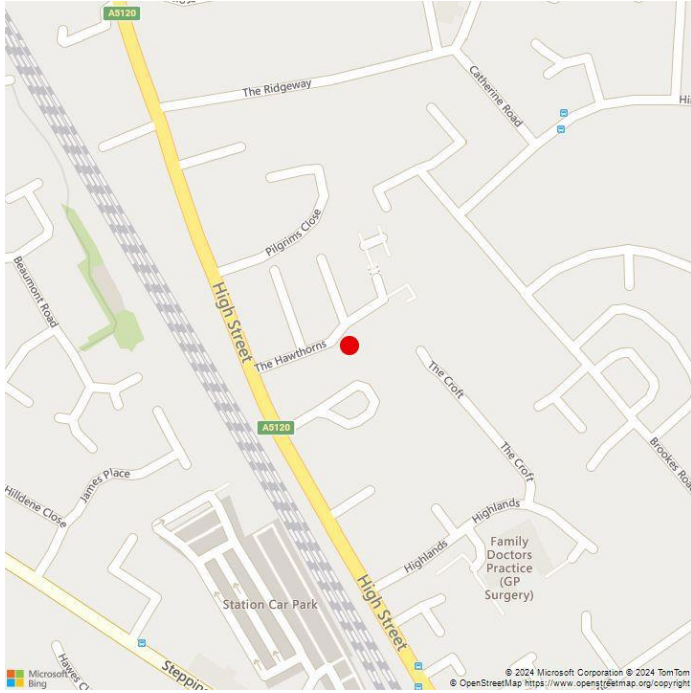
659 SqFt (61.22 SqM)

£15,900 per annum exclusive

- Prominent Location
- Self contained
- Front & Rear Access
- Allocated Parking

## Location

Located approximately 10 miles south of Bedford and 10 miles east of Milton Keynes. The property is located along High Street within Flitwick and a short walk from Flitwick town centre. The town is served by good communication links all within close proximity to the property. Flitwick train station is within walking distance with direct links to London. Junction 12 of the M1 motorway is within 4 miles distance & access to the A507 is within 1 mile.



## Description

Highfield House is a mixed-use development that includes retail space on the ground floor and office spaces on the upper levels.

Unit 1 is a ground-floor retail unit facing the High Street. This unit offers both front and rear access, along with self-contained kitchen and restroom facilities.

## Terms

The premises are to be let on an Internally repairing and insuring lease for a term to be agreed at a rental of £15,900 per annum exclusive.

There is a service charge payable of £3,665 per annum, for the maintenance & upkeep of the communal parts as well as all heating and cooling.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
<b>Total</b>	<b>659</b>	<b>61.22</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Specification

WC (DDA compliant).  
Entry phone system.  
Comfort cooling.  
Skirting trunking.  
Kitchen facilities.  
Double glazed windows.

## Business Rates

Rateable Value: £9,500

## EPC

TBC

## Viewings

For viewings and further information please contact:

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