



Info @commercial-lynx.co.uk

DETACHED PREMISES WITH PARKING/YARD

C 1000 sq ft / 95 sq m

Laroc House 9 to 13 Solbury Road Linslade

LU7 2RL

FREEHOLD AVAILABLE

- Single storey premises
- Offices / Workshop
- Busy Road Frontage
- Rear yard / Parking
- Parking to rear



Location:

Situated on the busy Soulbury Road, this property is a short distance from Linslade town and Leighton Buzzard.. A number of local conveniences are nearby.

Description:

A single storey detached office building, with potential for other uses including trade counter and storage .The site has the potential for 3 new flats for which drawings are available if requested. The property has been utilised as a small office business centre and is in fair order throughout .

Features:

- **Prominent roadside position**
- **Parking / yard are to rear.**
- **Potential for other uses STP.**
- **Available with vacant possession..**

Areas:

Detached office building c 1000 sq ft . Rear parking/yard.

Terms:

The premises are available for sale on a freehold basis. Purchase price on application.

Business Rates. The property was removed from the rating list from 2020 but prior was assessed at £5700 equating to annual cost of c £2,736i. Small Business rates relief may be available.

Viewing: Strictly by appointment with the agent: Commercial Lynx 01908 37 37 88

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COMMERCIAL PROPERTY CONSULTANTS



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Please call Commercial Lynx

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