

LEIGHTON BUZZARD

UNIT 25/27 WATERBORNE WALK LU7 1DH 4,500 – 6,000 SQ FT - TO LET SUIT CLASS A1/D1/D2 USES

LOCATION

Waterborne Walk and the High Street comprise the prime shopping provision in the town and the scheme links directly into the main town centre car park. Retailers in the scheme include Waitrose, Superdrug and M&Co, New Look and Boots. The property is located adjacent to the entrance to the car park – see street plan extract.

ACCOMMODATION

The premises comprise ground and first floor accommodation approximately as follows:-

| | | |
|-------------------|-------------|------------|
| Frontage | 54 ft 0 ins | 16.46 m |
| Depth | 55 ft 0 ins | 16.77 m |
| Ground Floor Area | 3,000 sq ft | 278.7 sq m |
| First Floor | 1,500 sq ft | 139.3 sq m |

NB The first floor can be extended to provide up to 3,000 sq ft

LEASE

New full repairing and insuring lease for a term to be agreed and subject to 5 yearly upward only rent reviews.

RENT

£47,500 p.a. - £60,000 plus VAT depending on size

RATES

We understand the property is currently assessed for rates as follows:-

Rates Payable 2017/2018 TBC

SERVICE CHARGE

Service charge 2017 approx £7,500

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

VIEWING

Strictly by appointment only via:-

Ian Garnham

Tel: 020 7478 4306

Email: iang@leslieperkins.co.uk

Graham Perkins

Tel: 020 7478 4305

Email: grahamp@leslieperkins.co.uk



Experian Goad Plan Created: 13/06/2017
Created By: Leslie Perkins



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011