

LEIGHTON BUZZARD

UNIT 25 WATERBORNE WALK LU7 1DH SHOP - TO LET SUIT CLASS A1/A3/A5 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 adjacent to Dominos and the entrance to the car park – see street plan extract.

ACCOMMODATION

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

Internal Width	26 ft 10 ins	8.18 m
Depth	55 ft 0 ins	16.77 m
Ground Floor Area	1,400 sq ft	130.0 sq m
First Floor	620 sq ft	57.6 sq m

LEASE

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

RENT

£24,500 plus VAT

RATES

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

Rateable Value	£21,500
Rates Payable 2017/2018	£10,019

SERVICE CHARGE

Service charge 2017	£3,716.86
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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

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Graham Perkins

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

