

# LEIGHTON BUZZARD

## PRIME SHOP TO LET

UNIT 27 WATERBORNE WALK LU7 1DH



### LOCATION

Waterborne Walk and the High Street comprises the prime shopping provision in the town. The scheme links directly into the town's main car park. Retailers in the scheme include Waitrose, Superdrug, New Look, Poundstretcher, Specsavers and Holland & Barratt.

### ACCOMMODATION

The property comprises ground and first floors approximately as follows:-

Internal Width	26 ft 10 ins	8.18 m
Shop Depth	60 ft 0 ins	18.3 m
Ground Floor Sales	1,443 sq ft	134.0 sq m
First Floor	623 sq ft	57.87 sq m

**NB A larger unit providing approx. areas as follows can be provided if required:**

Ground Floor Sales	2,850 sq ft	264.7 sq m
First Floor	1,250 sq ft	116.1 sq m

### LEASE

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

### RENT

**£27,500 p.a.** plus VAT subject to size

### RATES

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

Rateable Value	£22,250
Rates Payable 2014 / 2015	£10,724.50

### SERVICE CHARGE TBC



### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE

See separate sheet for EPC

### VIEWING

Strictly by appointment only via:-

#### Ian Garnham

Tel: 020 7478 4306

Email: [iang@leslieperkins.co.uk](mailto:iang@leslieperkins.co.uk)

#### Graham Perkins

Tel: 020 7478 4305

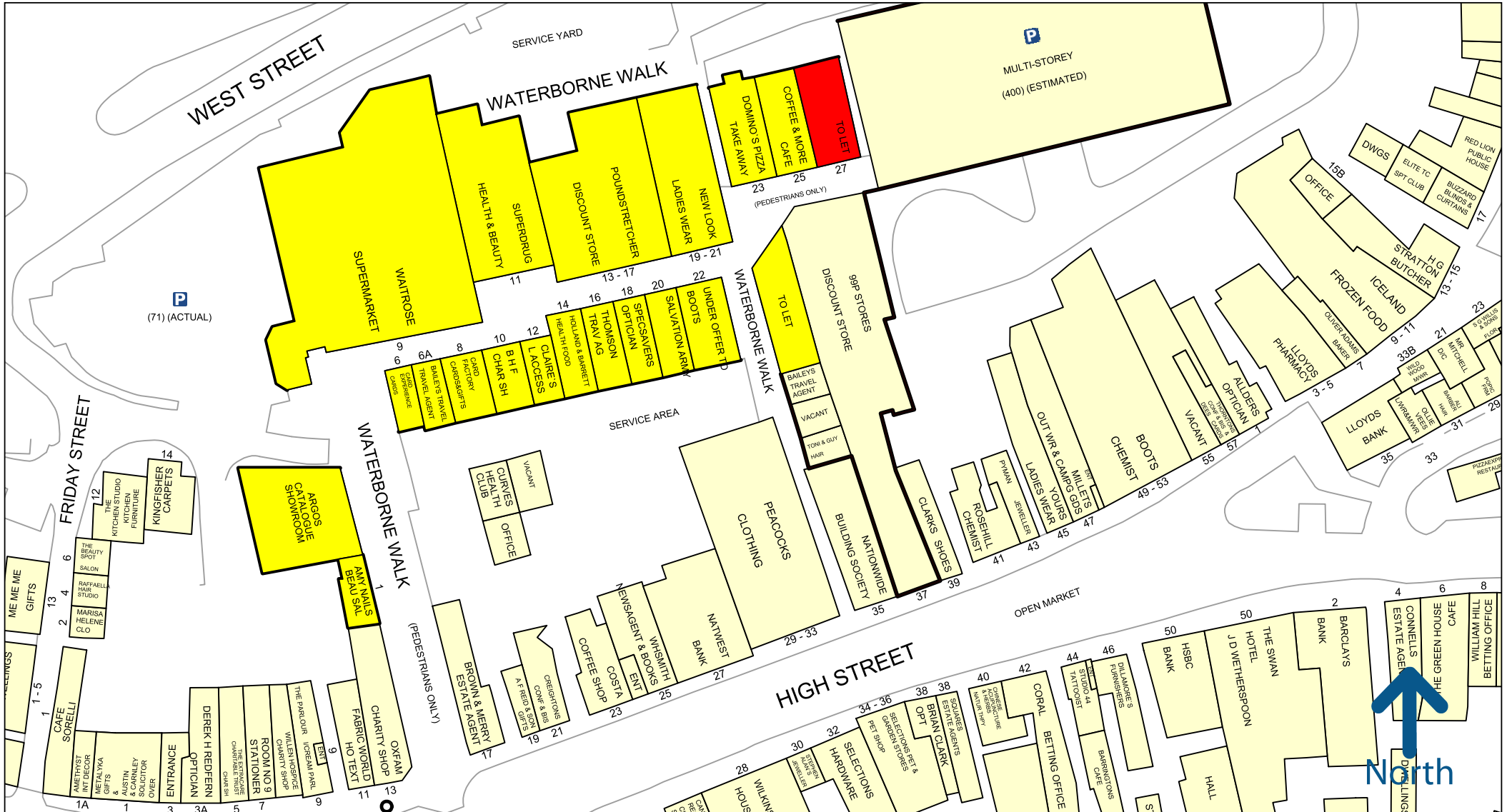
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

All rents and prices quoted are exclusive of VAT unless otherwise stated.



Experian Goad Plan Created: 18/09/2014

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