

TO LET

- 10,994 sq.ft (1,021 sq.m)
- Bedfordshire market town
- Commuter town with excellent transport links
- Prime position on the High Street
- 9,083 sq.ft of Ground Floor sales
- Available following abortive negotiations.



HIGH STREET RETAIL UNIT – 10,994 sq.ft.

28 HIGH STREET, LEIGHTON BUZZARD, LU7 1EA

LOCATION

Leighton Buzzard, with a population of approximately 37,500 persons, is a Bedfordshire market town located 12 miles (19km) west of Luton, 10.5 miles (17km) south east of Milton Keynes and 36 miles (58km) north west of Central London. The town has a catchment area of over 100,000 within a 6 miles radius.

The town has excellent communications serving as a commuter town to London with direct train service to London Euston and surrounding towns. The town is served by the A5, A418 and A4146 which provide access to the M1 (leading to the M25), Milton Keynes, Aylesbury, Luton and St Albans.

SITUATION

The property occupies a prime location on the High Street which benefits from a range of multiple and local occupiers including Sue Ryder, Peacocks, Poundland, Boots, Barclays, NatWest, Halifax, Coral, Costa Coffee and Pizza Express.

DESCRIPTION

The property comprises a mid-terraced high street retail unit built in the 1980's. Internally the ground floor provide a large sales area with ancillary storage to the rear and office and staff accommodation at first floor.

Externally the premises benefits from plate glass frontage with rendered upper elevations.

ACCOMMODATION

We understand the property has the following approximate Net Internal Floor Areas:-

GF Sales	9,083 sq.ft.	844 sq.m.
GF Ancillary	1,320 sq.ft.	122 sq.m.
FF Staff / Ancillary	591 sq.ft.	55 sq.m.
TOTAL NIA	10,994 sq.ft.	1,021 sq.m.



TERMS

The property is available, subject to obtaining vacant possession, on a new full repairing and insuring lease at a rent of **£90,000 per annum exclusive** for a term of years to be negotiated, subject to five yearly rent reviews.

EPC

The property has an Energy Performance Certificate rating of D(85). A copy of the certificate is available on request.

RATEABLE VALUE

We understand the property has a Rateable Value of £73,500.

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION



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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.