



6 WEEK COMPLETION

SITUATION

In the heart of the town centre amongst such multiple traders as **WH Smith, Costa Coffee, Boots, HSBC, Peacocks, Millets** etc.

Leighton Buzzard is an attractive market town situated 12 miles north-west of Luton and 8 miles south of Milton Keynes, with excellent transport links being well served by the A5 and 9 miles from the M1 motorway (Junction 11).

PROPERTY

A late Victorian terraced building comprising a **Large Betting Shop** with central wide entrance steps and side entrance through the adjoining archway (included in the freehold) to a **Self-Contained First Floor, previously used as offices.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	32'8"
Internal Width	29'2"
Shop Depth	43'7"
Built Depth	86'0"
4 WCs	

First Floor Ancillary Accommodation

4 Rooms	
GIA Approx.	1,247 sq ft
2 WCs	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (having approx. 1,600 branches) (T/O for Y/E 28/09/13 £628.2m, Pre-Tax Profit £81.6m and Net Worth £93.5m)** for a term of 10 years from 24th June 2014 at a current rent of **£32,500 per annum** exclusive.

Rent Review and Tenant's Break 2019

£32,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £500 (including VAT) upon exchange of contracts