

4 WEEK COMPLETION



**SITUATION**

Located close to the junction with Corbet Ride, just a short walk from Leighton Buzzard Railway Station and approx. 1 mile from the town centre in which there is a host of shopping facilities serving the surrounding residential area. 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 substantial building comprising a **Ground Floor Convenience Store** with separate front access to a **3 Bedroom Self-Contained Flat** on the first floor as well as having a **Large Garden** to the rear along with a separate **Garage/Store**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£7,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	33'4"
Internal Width	28'0"
Shop Depth	27'5"
Sales Area	Approx 605 sq ft
WC	

**First Floor Flat**

4 Rooms, Kitchen, Bathroom, Separate WC	
Area	Approx 850 sq ft

**Garage/Store**

Area	Approx. 120 sq ft
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**TENANCY**

The entire property is let on a full repairing and insuring lease to **R. Anantharupan (with guarantor) as a Convenience Store** for a term of 25 years from 29th September 2006 at a current rent of **£7,500 per annum** exclusive.

**Rent Reviews September 2011 (Outstanding – Not yet actioned) and 5 yearly**

**Note: There is a Rent Deposit of £3,750 held.**



**JOINT AUCTIONEERS**  
Brasier Freeth LLP, Wentworth Lodge, Great North Road,  
Welwyn Garden City, Hertfordshire AL8 7SR  
Tel: 01707 392 080 Ref: S. Scarbrick Esq

**VENDOR'S SOLICITORS**  
Birketts LLP - Tel: 01245 211 211  
Ref: T. Ford Esq - Email: terry-ford@birketts.co.uk

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