



SITUATION

Occupying a prominent position close to the junction with the pedestrianised Market Square and High Street, nearby branches of **Taylor's Estate Agents**, **Timpson** and **Santander** as well as a variety of independent retailers.

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 11A).

PROPERTY

Forming part of a mid-terrace Grade II Listed building comprising a **Ground Floor Shop** and **Basement**. In addition the property includes **2 Parking Spaces** accessed via a front archway.

ACCOMMODATION

Ground Floor Shop

Gross Frontage		29'3"
Internal Width		28'7"
narrowing at rear to		8'10"
Shop Depth		37'3"
Built Depth		53'8"
Area	Approx.	853 sq ft ¹
WC		

Basement

Area	Approx.	125 sq ft
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¹Area taken from VOA.

VAT is applicable to this Lot



TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Keech Hospice Care as a Charity Shop (having 33 branches)** for a term of 10 years from 16th January 2020 at a current rent of **£13,500 per annum** exclusive.

Rent Review and Tenant's Break 2025

Note: In the Vendor's opinion, the retail market has improved considerably since the letting was carried out and the Vendor suggests that the ERV, were the premises to be let in the open market today, would be £25,000 p.a.

£13,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Sinclair's Solicitors
Tel: 020 8202 8222 Ref: Ravi Lakhani
Email: ravi@sinclairssolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property