

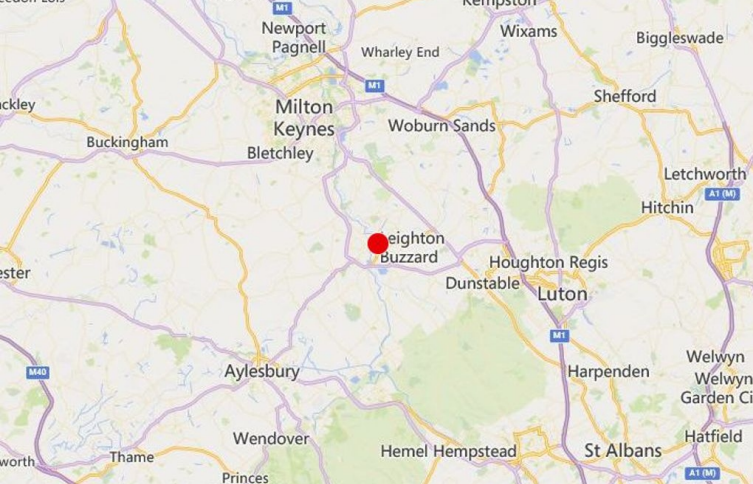
# FOR SALE

1,505 Sq Ft (139.81 Sq M)

- Established national occupier with lease on entirety.
- Parking available in close proximity.
- Freehold available at offers in excess of £375,000.00 exclusive.
- 10 year term from 2023. Rent review in 2028. Passing rent £20,500.00 per annum exclusive.



**84 86 88 North Street**  
**Leighton Buzzard, LU7 1ES**



## LOCATION

- The property is prominently located on North Street at its junction with Baker Street and St Andrew's Street, just to the north of the town centre which is within a short walk (0.2 miles).
- Well established and prominent location. Parking is available directly outside the shop and in prominent and adjacent public car parks as well as to the roadside on North Street itself.
- Milton Keynes 12.2 miles, Bedford 22 miles, London Luton Airport 17.4 miles.
- Leighton Buzzard Mainline Railway Station 1 mile (access to Birmingham to north and Euston to south).

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Google Maps

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## DESCRIPTION

- Private access to accommodation over. Flat with two bedrooms, lr, k and b/wc, plus reception area at ground floor.
- Ground floor accommodation incorporates betting shop, disabled access wc, additional wc plus staff kitchen and bathroom.
- Fully repairing and insuring lease for 10 year term from 2023 at passing rent £20,500 due for review in June 2028.
- The lease includes the entirety of the premises incorporating the ground floor retail plus the two bed accommodation over.
- Waitrose, Morrisons, Tesco, Aldi and all amenities within walking distance. A505/A4146 1.5 miles, A5 3.7 miles, M1 J11a 8.6 miles.

## TERMS

Freehold investment for sale incorporating 10 year lease from 27th June 2023 with an upward only review at expiry fifth year and at a passing rent of £20,500 per annum exclusive. Offers invited in excess of £375,000.00 exclusive.

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## ACCOMMODATION

Ground Floor Retail	954 SQ FT	88.66 SQ M
First Floor Flat	538 SQ FT	49.98 SQ M
<b>Total</b>	<b>139.81 SQ M</b>	<b>1,505 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

## CONTACT:



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