

FOR SALE

1,505 Sq Ft (139.81 Sq M)

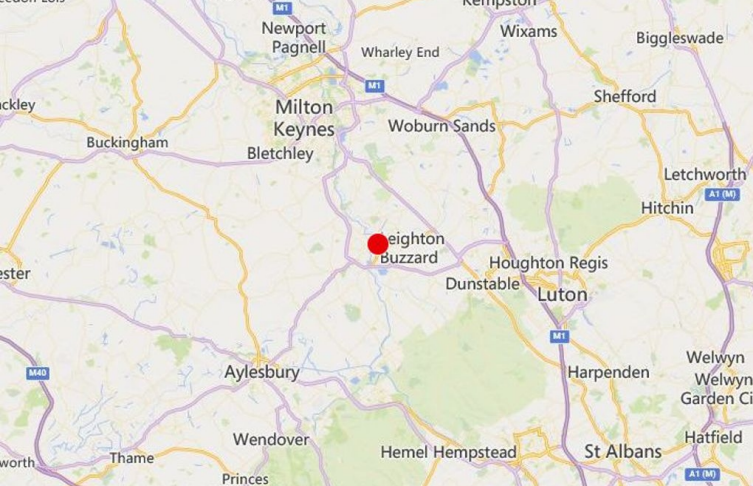
- › Established national occupier with lease on entirety.
- › Parking available in close proximity.
- › Freehold available at offers in excess of £375,000.00 exclusive.
- › 10 year term from 2023. Rent review in 2028. Passing rent £20,500.00 per annum exclusive.



84 86 88 North Street
Leighton Buzzard, LU7 1ES

Contact: Diccon Brearley or Chris Richards
Tel: **01234 905128**
eddisons.com





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).

/// what3words

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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
Total	139.81 SQ M	1,505 SQ FT

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

Contact:

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