

LEIGHTON BUZZARD

SHOP TO LET

UNIT 9a WATERBORNE WALK LU7 1DH



LOCATION

Waterborne Walk together with the High Street comprises the prime shopping provision in the town centre. The scheme links into the town's main car park and retailers in the scheme include **Waitrose, Superdrug, New Look, Poundstretcher and Specsavers.**

Unit 9a occupies a prominent corner position opposite New Look and close to the entrance to the multi storey car park.

ACCOMMODATION

The property comprises ground and first floors approximately as follows:-

Internal Width

Shop Depth

Ground Floor Sales	1,991 sq ft	185.0 sq m
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First Floor	1,795 sq ft	166.7 sq m
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LEASE

New effectively full repairing and insuring lease for a term to be agreed and subject to 5 yearly upward only rent reviews.

RENT

£35,000 p.a. plus VAT.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£28,250
Rates Payable 2014 / 2015	£13,616.50

SERVICE CHARGE TBC



LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

See separate sheet for EPC

VIEWING

Strictly by appointment only via:-

Ian Garnham

Tel: 020 7478 4306

Email: iang@leslieperkins.co.uk

Graham Perkins

Tel: 020 7478 4305

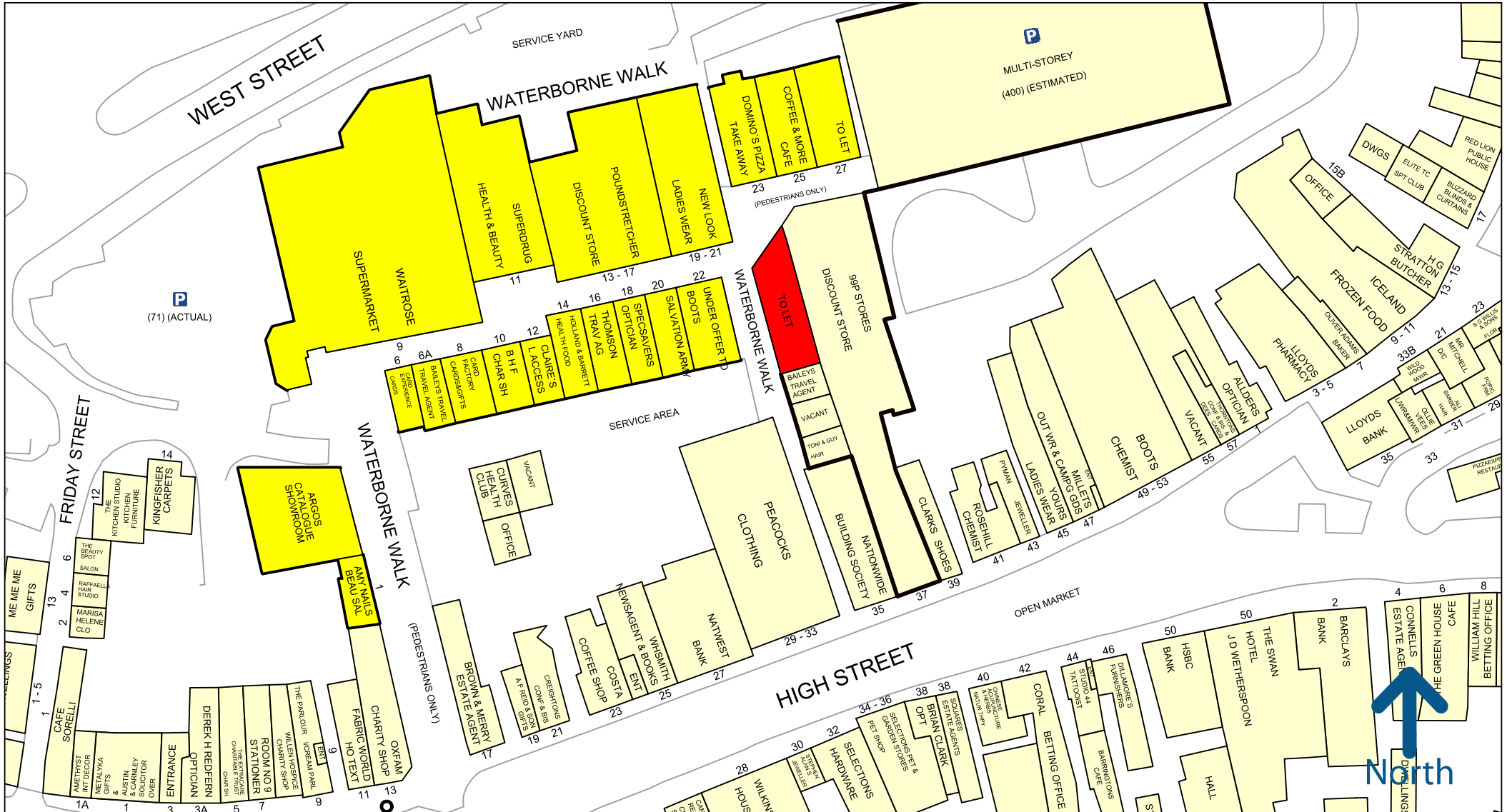
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

All rents and prices quoted are exclusive of VAT unless otherwise stated.



Experian Goad Plan Created: 18/09/2014

Created By: Leslie Perkins