

6 WEEK COMPLETION



SITUATION

Forming part of this local shopping parade which hosts a variety of local traders and a **Post Office**, in this densely populated residential area approx. 2 ½ miles north of Luton City Centre and just a short distance of Leagrave Railway Station (Thameslink).

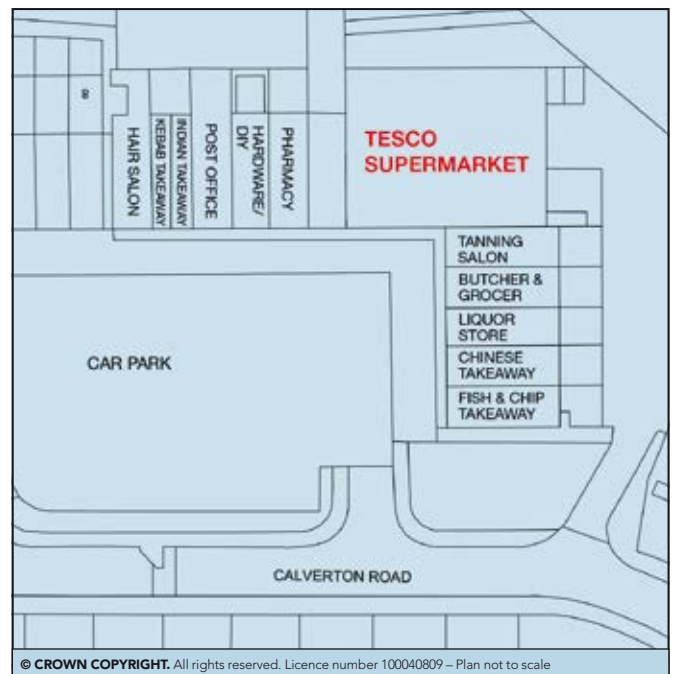
Luton is a well-known commercial centre with an international airport, approx. 30 miles north of central London with easy access to the M1 (Junctions 10 & 11).

PROPERTY

Comprising a **Large Ground Floor Supermarket** with separate rear access to **4 Self-Contained Flats** on the first and second floors. The property benefits from the use of a rear service road for unloading as well as ample parking at the front (for approx. 80 vehicles).

VAT is NOT applicable to this Lot

FREEHOLD



£50,090 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **ROY TAMARI**

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



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|--|--|-----------------------------------|-------------------|--|
| Nos. 58/60 & 84 (Ground Floor Supermarket & Flat) | <p>Nos. 58/60: Ground Floor Supermarket Gross Window Frontage 33'6" Internal Width 90'3" Supermarket Depth 70'6" Sales Area Approx. 2,575 sq ft Store/Training Room/ Offices/ Bakery Area Approx. 3,770 sq ft</p> <p>Total Area Approx. 6,345 sq ft 3 WC's</p> <p>No. 84: First & Second Floor Flat Not inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC</p> | <p>Tesco Stores Limited (Ultimate parent company – Tesco plc – one of the largest supermarket chains in the UK with over 3500 stores)</p> | 15 years from 17th September 2012 | £50,000 | FRI Rent Reviews 2017 & 2022. Tenant's Break 2022. |
| No. 82 (First & Second Floor Flat) | Not Inspected | Individual(s) | 250 years from 27th November 1985 | £30 | FRI |
| No. 86 (First & Second Floor Flat) | Not Inspected | Individual(s) | 250 years from 16th December 1985 | £30 | FRI |
| No. 88 (First & Second Floor Flat) | Not Inspected | Individual(s) | 125 years from 7th May 1981 | £30 | FRI |
| TOTAL | | | | £50,090 | |

VENDOR'S SOLICITORS

BSG Solicitors LLP – Tel: 020 8343 4411
Ref: M.Haider – Email: masood@bsgsolicitors.com

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