

Lot 25

8 North Street, Leighton Buzzard,
Bedfordshire LU7 1EN

*Guide: £100,000

Gross Yield 10%
6 week completion



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, Iceland** 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 Commercial Unit** currently used as offices.

ACCOMMODATION

Ground Floor Commercial Unit

Gross Frontage	15'4"
Internal Width	14'1"
narrowing at rear to	6'11"
Built Depth	28'8"
WC	

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 **Tradeupgrade Ltd (with 2 personal guarantors) (construction company)** for a term of 10 years from 12th December 2022 at a current rent of **£10,000 per annum** exclusive.

Rent Review 2027

£10,000

 per annum

The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

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



The Property



Interior View