



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 Rail Station is approx. ¾ mile distant.

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

A Grade II Listed building comprising **2 Ground Floor Shops (one with a Basement)** and separate rear access to **Self-Contained Offices** on the first floor – see '**PLANNING**' section.

In addition, the property includes **5 Parking Spaces** accessed via a front archway.

Refer to the Auctioneers for the video tour of the first floor.

VAT is applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted on 21st August 2020 by Central Bedfordshire Council for 'Conversion of first floor to 3 flats'. Ref: CB/19/00718/FULL. The Vendor understands that sufficient works have commenced for the Planning to have been implemented, but applicants should make their own enquiries with Bedfordshire Council on this point.

According to the proposed floor plans, the Planning will enable the creation of the following:

- 1 × 1 Bed Flat (GIA Approx. 473 sq ft)
- 1 × 1 Bed Flat (GIA Approx. 452 sq ft)
- 1 × 1 Bed Flat (GIA Approx. 484 sq ft)

Refer to the Auctioneers for the Planning Documentation and Floor Plans.



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£12,000 p.a. Plus Vacant Uppers with Planning for 3 Flats

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

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'**

Vendor's Solicitors

Sinclair's Solicitors
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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 29'3" Built Depth 53'8" WC Basement Area Approx. 125 sq ft	Whiterock Capital Limited	999 years from 8th December 2022	Peppercorn	FRI
No. 8 (Ground Floor Shop)	Gross Frontage 15'4" Internal Width 14'1" narrowing at rear to 6'11" Built Depth 28'10" WC	T. Michalski and T. Thi (Nail Bar)	12 years from 1st March 2024	£12,000	FRI Rent Reviews 2027 and 3 yearly to greater of OMV or RPI. £3,000 Rent Deposit held.
First Floor Offices	GIA Approx. 1,409 sq ft ¹ incl. 2 WCs				VACANT (See 'PLANNING' section)

¹Area provided by Vendor.

Total: £12,000 plus Vacant First Floor with Planning for 3 Flats

Interior of No.8

