

# Lot 24, Tesco and Flats, 58 to 60 Calverton Road, Limbury Mead, Luton, Bedfordshire LU3 2SZ

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Convenience Store and Residential Investment

- Retail Let to Tesco Stores Limited on a new 15 year lease until 2039 (Subject to Option)
- Situated in popular neighbourhood precinct
- Includes income Producing Residential Maisonette
- Adjacent to Primary School

#### Lot

24

#### Auction

26th March 2026

#### Rent

£87,030 per Annum Exclusive

#### Status

Available

#### Sector

Supermarket/Convenience

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2 miles north of Luton City Centre, 30 miles north of Central London, 15 miles southeast of Milton Keynes, 35 miles east of Oxford

#### Roads

A5, A6, M1

#### Rail

Leagrave Railway Station, Luton Railway Station

#### Air

London Luton Airport

### Situation

The property forms part of an busy, established local shopping precinct, 2 miles north of Luton City Centre. The immediate surroundings are predominantly residential with numerous neighbouring local retailers. The precinct has an eclectic mix of local occupiers trading as a Pharmacy, Post Office, Barber Shop, Butchers, Off Licence and Restaurant.

### Tenure

Freehold.

### EPC

Flat 82: D, Flat 84: D, Flat 88: C and Tesco: D

### Description

The property comprises a substantial ground floor supermarket and four self-contained maisonettes on the first and second floors separately accessed to the rear of the property. The property also benefits from the use of a service road to the rear for unloading and public car parking at the forefront with approximately 80 spaces.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
58-60 Calverton Road	Ground	Supermarket	559.10	(6,018)	TESCO STORES LIMITED (CRN: 00519500) (2)	15 years from 27/08/2024	£75,000	27/08/2029, 27/08/2034 (3) (26/08/2039)
84 Calverton Road	First Second	Maisonette Maisonette	Not measured Not measured	(-) (-)	AN INDIVIDUAL	Let on an Assured Shorthold Tenancy	£12,000 (4)	-
82 Calverton Road	First Second	Residential Residential	Not measured Not measured	(-) (-)	AN INDIVIDUAL	250 years from 27/10/1985	£30	(26/10/2235)
86 Calverton Road	First Second	Residential Residential	Not measured Not measured	(-) (-)	AN INDIVIDUAL	250 years from 16/12/1985	£30	(15/12/2235)
88 Calverton Road	First Second	Residential Residential	Not measured Not measured	(-) (-)	AN INDIVIDUAL	125 years from 07/05/1981	£30	(06/06/2106)
<b>Total Approximate Commercial Floor Areas</b>			<b>559.10</b>	<b>(6,018)</b>			<b>£87,090</b>	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) Tesco is the UK's largest retailer with almost 3,000 stores and 330,000 employees in the UK (<https://www.tescopl.com/about>). For the year ending 22/02/2025, Tesco Stores Limited reported a turnover of £50,837,000,000, a pre-tax profit of £1,660,000,000 and net assets of £5,126,000 (Source: Annual Report as Published on Companies House: 17/02/2026).

(3) The lease provides for a Tenant option to determine the lease on 26/08/2034, subject to serving six months' notice.

(4) As to the maisonette at 84 Calverton Road, the rent shown above has been annualised.

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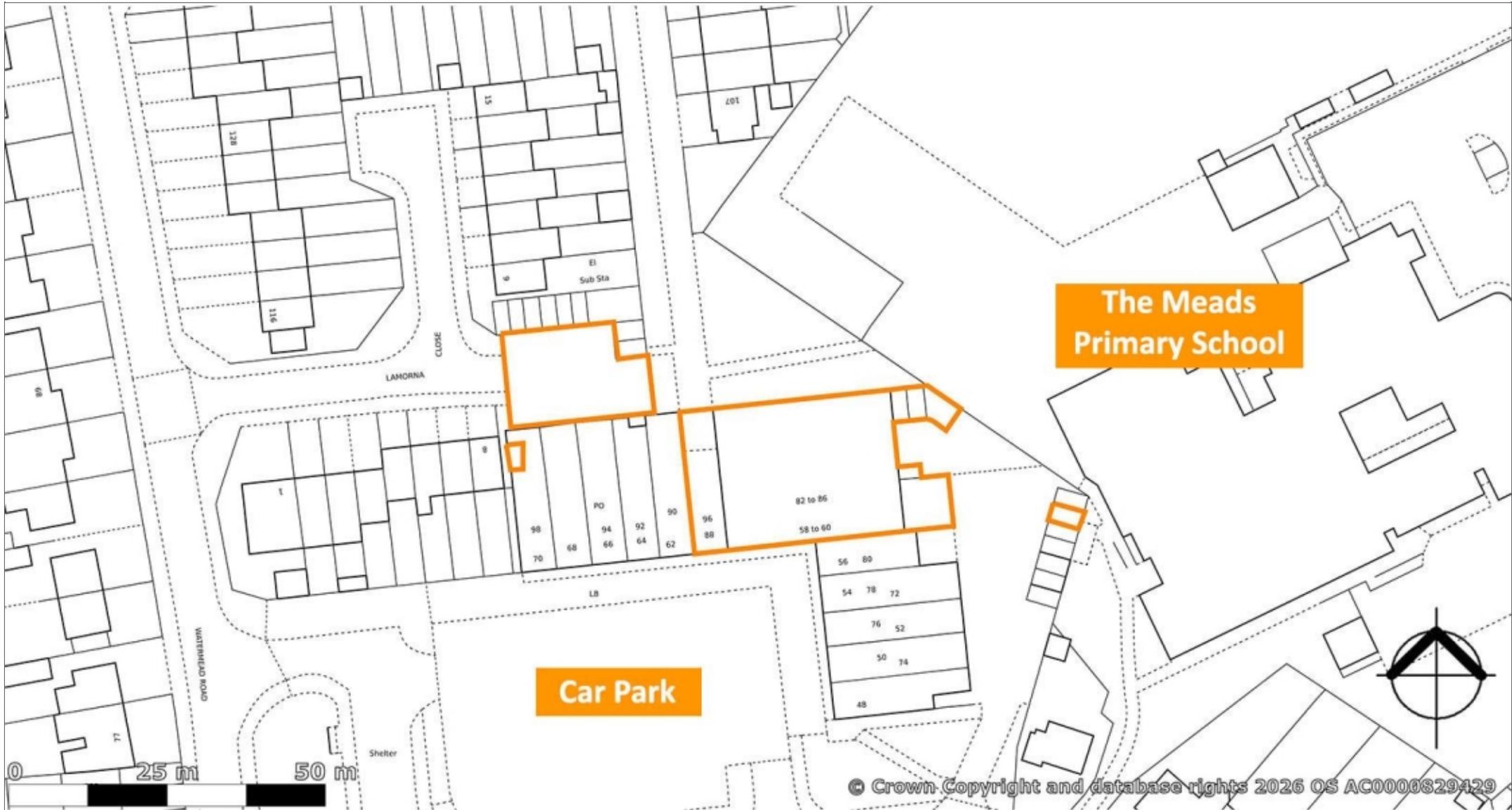
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## Contacts

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2024