

35 Market Square, Leighton Buzzard Bedfordshire LU7 1EU

lot 3

Freehold Bank Investment

- Attractive Grade II Listed building in prime town centre location
- New 10 year lease to Lloyds TSB Bank plc until 2022
- Close to Waterborne Walk Retail Centre

- Nearby occupiers include Boots, Lloyds Pharmacy, Barclays Bank, Thorntons and Iceland
- Six Week Completion Period Available

Rent
£39,500
per annum
exclusive



On behalf of
P Matthews
and E Starling
as Joint LPA Receivers

Wedlake Bell

Location

Miles: 12.6 miles north-west of Luton
12.1 miles south of Milton Keynes

Roads: A5, M1 (Junction 11),

Rail: Leighton Buzzard Rail (34 minutes to London Euston)

Air: London Luton Airport

Situation

The property is situated in a prime town centre location on the northern side of Market Square at its junction with High Street and North Street. The property is located within a short distance of Waterborne Walk Retail Centre which houses retailers such as Waitrose, New Look, Blockbuster and Dorothy Perkins. Other nearby occupiers include Boots, Lloyds Pharmacy, Barclays Bank, Thorntons and Iceland.

Description

The property comprises a ground floor banking hall and offices, staff room and further office accommodation on first floor, and plant accommodation on second floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will only be **one block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/Office	123.98 sq m	(1,335 sq ft)	LLOYDS TSB BANK PLC (1)	10 years from 02/02/2012 until 01/02/2022 on a full repairing and insuring lease (3)	£39,500	02/02/2017
First	Office/Staff Room	80.62 sq m	(868 sq ft)				
Second	Plant Room	Not Measured	Not Measured				
Totals		204.60 sq m	(2,203 sq ft)			£39,500 (2)	

(1) For the year ending 31st December 2010, Lloyds TSB Bank plc reported pre-tax profits of £725,000,000 and a total net worth of £41,379,000,000. (Source: www.riskdisk.com 05/03/2012)

(2) The tenant is currently benefiting from a rent free period due to expire on 1st February 2013. The seller has agreed to adjust the completion monies so that the property will effectively produce £39,500 from completion of the sale.

(3) The new lease entered into by Lloyds TSB Bank is a renewal of a previous 15 year lease from 1997

For further details please contact:

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