lot 9

65-67 George Street Luton, Bedfordshire LU1 2AP

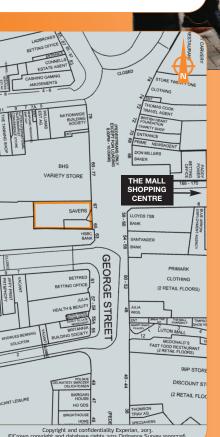
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Freehold Retail Investment

- Ground & part first floors let to Savers Health and Beauty Limited on a new 10 year lease until 2023 (subject to note 2 below)
- Prime town centre location opposite The Mall Shopping Centre
- Nearby occupiers include Primark, BHS, McDonald's, Lloyds TSB and HSBC
- Six Week Completion



On behalf of Joint LPA Receivers



Miles: 20 miles south-east of Milton Keynes

Roads: A6, A505, M1 (Jct 10/11)
Rail: Luton Rail (direct to London in approximately 35 mins)
Air: Luton Airport

The property is situated in a prime location in Luton town centre on the southern side of George Street. The property lies opposite an entrance to The Mall Shopping Centre which houses retailers such as Boots, Marks and Spencer, Debenhams, Next and H&M. Other nearby occupiers include Primark, BHS, McDonald's, Lloyds TSB and HSBC.

The property comprises a ground floor retail unit with storage accommodation on part first floor. The remaining part first and second floors are accessed via a staircase within the retail tenant's Freehold.

VAT is not applicable to this lot.

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers Phillip Matthews and Edward Starling and VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First	Retail Storage	261.07 sq m 112.97 sq m			10 years from 12/09/2013 until 11/09/2023 on a full repairing and insuring lease (2)	£65,000	12/09/2018
First Second	Storage Storage	153.93 sq m 105.70 sq m		VACANT POSSESSION			
Totals		622 67 sn m	(6 821 sn ft)			F6r non	

(1) Founded in 1988, Savers currently runs over 230 stores, extending throughout England, Scotland and Wales. Source: www.savers.co.uk 15/01/2014)

(2) The lease provides a tenant's option to determine on the fifth anniversary of the term on payment to the landlord of £32,500

Gwen Thomas

Tel: +44 (o)20 7034 4857. Email: gwen.thomas@acuitus.co.uk Sandy Hamilton Tel: +44 (o)20 7034 4861. Email: sandy.hamilton@acuitus.co.uk Asset managed by:



Lawrence Graham LLP 4 More Riverside, London SE1 2AU. Tel: +44 (o)207 759 6566. Email: stuart.glover@lg-legal.com Ref: Stuart Glover.

www.acuitus.co.uk

The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk