

lot 9

65-67 George Street
Luton, Bedfordshire LU1 2AP

Rent
£65,000
per annum
exclusive

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

Location

Miles: 20 miles south-east of Milton Keynes
33 miles north-west of Central London
Roads: A6, A505, M1 (Jct 10/m)
Rail: Luton Rail (direct to London in approximately 35 mins)
Air: Luton Airport

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers Phillip Matthews and Edward Starling and therefore no warranties or guarantees in any respect, including 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.

Situation

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.

Description

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 demise.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	261.07 sq m (2,810 sq ft)	SAVERS HEALTH AND BEAUTY LIMITED (1)	10 years from 12/09/2013 until 11/09/2023 on a full repairing and insuring lease (2)	£65,000	12/09/2018
First	Storage	112.97 sq m (1,216 sq ft)				
First	Storage	153.93 sq m (1,657 sq ft)	VACANT POSSESSION			
Second	Storage	105.70 sq m (1,138 sq ft)				
Totals		633.67 sq m (6,821 sq ft)			£65,000	

(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.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Asset managed by:



Solicitors:

Lawrence Graham LLP
4 More Riverside, London SE1 2AU.
Tel: +44 (0)207 759 6566.
Email: stuart.glover@lg-legal.com
Ref: Stuart Glover.