

lot 51

## 12/14 Market Square Leighton Buzzard, Bedfordshire LU7 1EY

Rent  
**£39,987**  
per annum  
exclusive  
rising to  
**£45,685**  
p.a.x.

### Freehold Retail and Office Investment

- Two Town Centre Retail Units
- Entirely let to Baleday Limited until November 2025 (no breaks)

- Fixed Rental Uplift in 2020
- Nearby occupiers include Lloyds, Barclays, William Hill, Pizza Express and Boots Chemist



On behalf of  
Joint LPA Receivers

### Location

Miles: 13 miles north-west of Luton  
12 miles south of Milton Keynes  
Roads: A5, M1 (Junction 11)  
Rail: Leighton Buzzard Rail (34 minutes to London Euston)  
Air: London Luton Airport

### Situation

Leighton Buzzard is a town located near the Chiltern Hills between Luton and Milton Keynes. The property is situated in a prominent town centre position on Market Square, at its junction with Bell Alley. Nearby occupiers include Lloyds, Barclays, William Hill, Pizza Express and Boots Chemist

### Description

The property, a Grade II listed building, comprises two ground floor retail units, with storage/ancillary accommodation on the upper floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### 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 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

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
12	Ground	Retail	70.8 sq m	(762 sq ft)	<b>BALEDAY LIMITED (1) (2)</b>	13 years 5 months from 01/07/2012 until 30/11/2025 on a full repairing and insuring lease	£39,987	01/12/2020 (3)
	First	Storage/Ancillary	159.4 sq m	(1,716 sq ft)				
	Second	Ancillary	70.7 sq m	(761 sq ft)				
14	Ground	Retail/Ancillary	103.4 sq m	(1,113 sq ft)				
	First	Storage/Ancillary	36.0 sq m	(388 sq ft)				
<b>Totals</b>			<b>440.30 sq m (4,740 sq ft)</b>		<b>£39,987 rising to £45,685</b>			

(1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Founded in 2007, The Praesepe Group has in excess of 170 leisure outlets across the UK with brands including Cashino, Gaming, Beacon Bingo and The Crystal Rooms (Source: www.praesepeplc.com 07/01/2016).

(2) 14 Market Place has been sublet and is trading as a café.

(3) The 2020 rent review provides a fixed uplift to £45,685 p.a. in 2020.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

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