

14 High Street Leighton Buzzard, Bedfordshire LU7 1DY

lot 1

Freehold Bank Investment

- Let to Bank of Scotland Plc t/a Halifax on a renewed 10 year lease until 2026 (subject to options)
- Halifax in occupation since at least 1994
- First time on the market since 1994
- Affluent commuter town
- Residential redevelopment potential of rear outbuilding
- Nearby occupiers include WH Smith, NatWest Bank and Costa

Rent
£25,000
per annum
exclusive



Location

Miles: 12 miles south-east of Milton Keynes
13 miles north-west of Luton
42 miles north-west of Central London
Roads: A5, A418, A4146, M1
Rail: Leighton Buzzard Railway Station
Air: Luton Airport

Situation

Leighton Buzzard is an affluent commuter market town located equidistant between Luton and Milton Keynes. The property is situated on the south side of High Street close to Church Square. Nearby occupiers include Argos, WH Smith, NatWest Bank and Costa, with the Waterborne Walk Shopping Centre situated some 80 metres to the north.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the first and second floors. The property benefits from vehicular access to the rear of the property for approximately 3 cars, accessed off Church Square and further benefits from an outbuilding which may benefit from residential redevelopment potential (subject to consent).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860. Email: alec.linfield@acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	85.70 sq m (922 sq ft)	BANK OF SCOTLAND PLC (1)	10 years from 30/06/2016 on a full repairing and insuring lease (2)	£25,000	30/06/2021 (29/06/2026)
First	Ancillary	39.10 sq m (421 sq ft)				
Second	Ancillary	39.10 sq m (421 sq ft)				
Totals		163.90 sq m (1,764 sq ft)			£25,000	

- (1) For the year ending 31st December 2015, Bank of Scotland Plc reported a pre-tax profit of £2,653,000,000 and a total net worth of £14,692,000,000. (Source: www.riskdisk.com 18/07/2016).
- (2) The lease provides for a tenant option to determine the lease on 29th June 2019, 29th June 2021 and 29th June 2023. The current lease is granted with reference to the terms of the previous lease dated 27th June 2002 in favour of Halifax Plc.

For further details please contact:

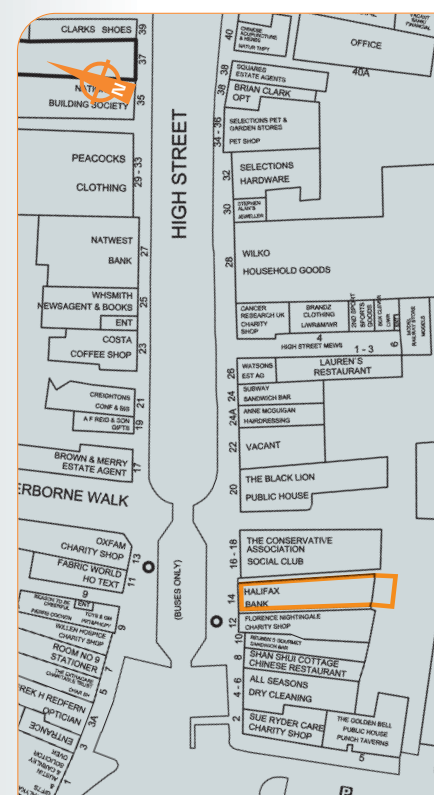
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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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