

15/15A High Street, Biggleswade Bedfordshire SG18 0JE

lot 51

Freehold Retail Investment

- Let to Poundstretcher Ltd until 2017
- September 2007 rent review
- Town centre location

Rent
£35,500
per annum
exclusive



On behalf of
Peter Welborn
and Nigel Mattress
– Joint LPA Receivers



Location

Estimated District Population: 20,000
Miles: 12 miles south-east of Bedford
25 miles east of Milton Keynes
47 miles north of Central London

Roads: A1(M), M1, M11

Rail: Biggleswade Rail

Air: Luton Airport

Situation

The property is situated on the north side of the High Street. Nearby occupiers include NatWest Bank, Lunn Poly Travel Agents, Halifax Bank and Going Places.

Description

The property comprises a GROUND FLOOR RETAIL UNIT with ANCILLARY ACCOMMODATION on the first floor and in the basement and attic. The property also benefits from rear loading via a doorway from Church Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. This property is being marketed 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.	Reviews
Basement	Ancillary	61.41 sq m (661 sq ft)	POUNDSTRETCHER LTD (1)	27/08/2002 until 28/09/2017	£35,500	29/09/2007 and 2012
Ground	Retail	223.00 sq m (2,400 sq ft)				
First	Ancillary	113.20 sq m (1,219 sq ft)				
Attic	Ancillary	25.36 sq m (273 sq ft)				
Totals		422.97 sq m (4,553 sq ft)			£35,500	

(1) Poundstretcher Ltd operates from 300 retail outlets nationwide under the Poundstretcher brand, though this was recently known as Instore plc (from July 2005). (Source: www.poundstretcher.co.uk)

For further details please contact:

John Mehtab

Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acutus.co.uk

Harry Woolley

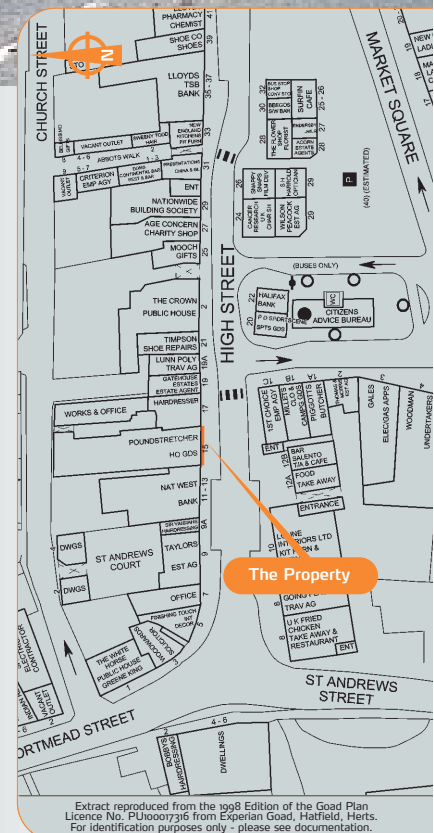
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: harry.woolley@acutus.co.uk

www.acutus.co.uk

Solicitors:

Needham & James LLP Solicitors

1 Colmore Row, Birmingham B3 2BJ.
Tel: +44 (0)845 620 9572.
Email: vickisimpson@needhamandjames.com or
edwardpostlethwaite@needhamandjames.com
Ref: Vicki Simpson or Ed Postlethwaite.



The Property

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