

2 and 4 High Street and 42 Market Square,
Toddington, Bedfordshire LU5 6BY
 Freehold Retail Investment

Lot 45

£21,000 per annum
 exclusive



Key Details

- Let until 2025 on a full repairing and insuring lease (subject to option)
- Prominent corner position
- Popular commuter town

Location

Miles: 12 miles south-east of Milton Keynes
 25 miles south-east of Northampton
 35 miles north-west of the City of London
 Roads: B5120, A5, M1 (Junction 12)
 Rail: Harlington Railway Station
 Air: London Luton Airport

Situation

Toddington is a predominantly affluent residential commuter town located some 12 miles south-east of Milton Keynes, 7 miles north of Luton and 35 miles north-west of the City of London. The property is prominently situated on the corner of High Street (B5120) and Market Square. Nearby occupiers include an eclectic variety of local traders.

Description

The property comprises a prominent corner building with A2 retail accommodation on the ground floor and a tattoo parlour on the first and second floors.

Tenure

Freehold.

VAT

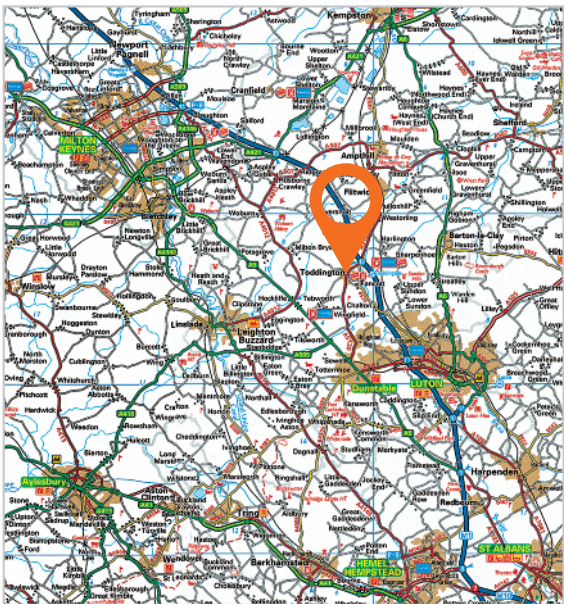
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	52.2 sq m (562 sq ft)	DUNSTAN	9 years from 29/09/2016 (2)	£21,000	(28/09/2025)
First	Retail	52.2 sq m (562 sq ft)	PROPERTIES	on a full repairing and		
Second	Retail	52.2 sq m (562 sq ft)	LIMITED (1)	insuring lease.		
Totals		156.6 sq m (1,686 sq ft)			£21,000	

- (1) The tenant has sublet the property to a local estate agent on the ground floor and to two separate tattoo studios on the upper floors.
 (2) The lease provides for a tenant's option to determine on 29/09/2019 and 29/09/2022.



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