

Leighton Buzzard - 3 High Street, Bedfordshire LU7 1DP  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





# Leighton Buzzard - 3 High Street, Bedfordshire LU7 1DP

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 5.87%
- Rental Income: £22,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a opticians
- Current tenant in occupation for 12 years
- Let until 2032. No breaks. Upward only rent reviews in 2027 and 2030
- Premises has been an opticians since the 1960s
- Nearby occupiers include Post Office, Halifax, Argos, Subway, Waitrose and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 3 (Ground Floor)	Retail Shop: 84 sq m (924 sq ft) 3 Rooms, Kitchenette, Storage, WC	Individual	10 Years from 1 January 2022	£22,000	Note 1: FRI Note 2: No breaks Note 3: Upward only rent review on 01.01.27 and 27.01.30

Total £22,000

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### Property Description:

The property comprises mid-terrace ground floor shop t/a optician, providing the following accommodation and dimensions:

Ground Floor: 84 sq m (924 sq ft)  
3 Rooms, Kitchenette, Storage, WC

### Tenancy:

The property is at present let to an Individual for a term of 10 years from 1<sup>st</sup> January 2022 at a current rent of £22,000 per annum and the lease contains full repairing and insuring covenants. No breaks. Upward only rent review on 01.01.27 and 27.01.30. Current tenant in occupation for 12 years and the premises has been an opticians since the 1960s.

### Tenure:

Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.





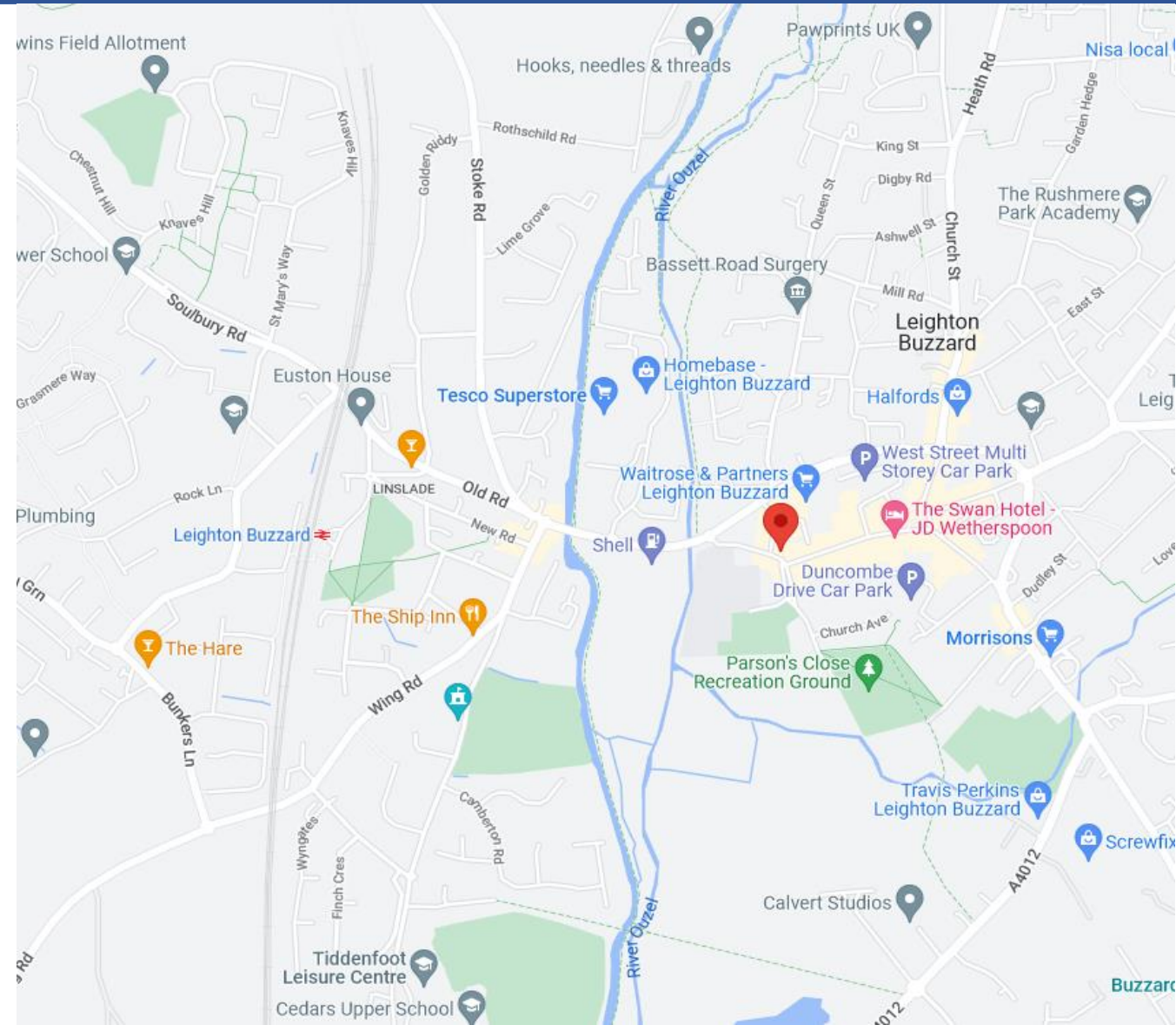
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### Location:

Leighton Buzzard is a market town in Bedfordshire, England, near the Chiltern Hills, between Aylesbury, Tring, Dunstable and Milton Keynes 36 miles northwest of Central London, and linked to the capital by the Grand Union Canal and the West Coast Main Line to London Euston. The town is close to the M1 motorway and A5 road, and is served by Southern and London North-western Railway services on the West Coast Main Line railway at Leighton Buzzard railway station (in Linslade). The railway operates non-stop commuting services to Euston railway station, with the fastest peak journey times less than 30 minutes. The property is located within 0.6 miles to Leighton Buzzard Train station, which provides direct services to London Euston in less than 30 minutes. Nearby occupiers include Post Office, Halifax, Argos, Subway, Waitrose and more.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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