



M

UNIT 16

///nearly.edge.normal
Waterborne Walk
Leighton Buzzard
LU7 1DH

Occupiers Include

Superdrug[★]

Holland&Barrett


Opticians



Waitrose

Card Factory

DESCRIPTION

Waterborne Walk and the High Street comprise the prime shopping provision in the town. The shopping centre links directly into the main town centre car park accessed off West Street. This unit occupies a prime position adjoining Specsavers and Holland & Barrett.

- Located in a busy prime shopping location
- Anchored by Waitrose
- Tenants include Argos, Card Factory, Dominos, Superdrug, Holland & Barrett

UNIT SIZE

Total Area: 1,750 sq.ft (162.6 sq.m)
Ground Floor: 900 sq.ft (83.6 sq.m)
First Floor: 850 sq.ft (79.0 sq.m)

RENT

£25,000 per annum

BUSINESS RATES

Rateable Value: £20,500
Rates Payable: £10,250 x 60%

For the rating year to 31/03/2026 there is a 40% concession applicable to the rates payable.

SERVICE CHARGE & INSURANCE

Service Charge: TBC
Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



22

Retail Units On-Site



77,750 sq.ft

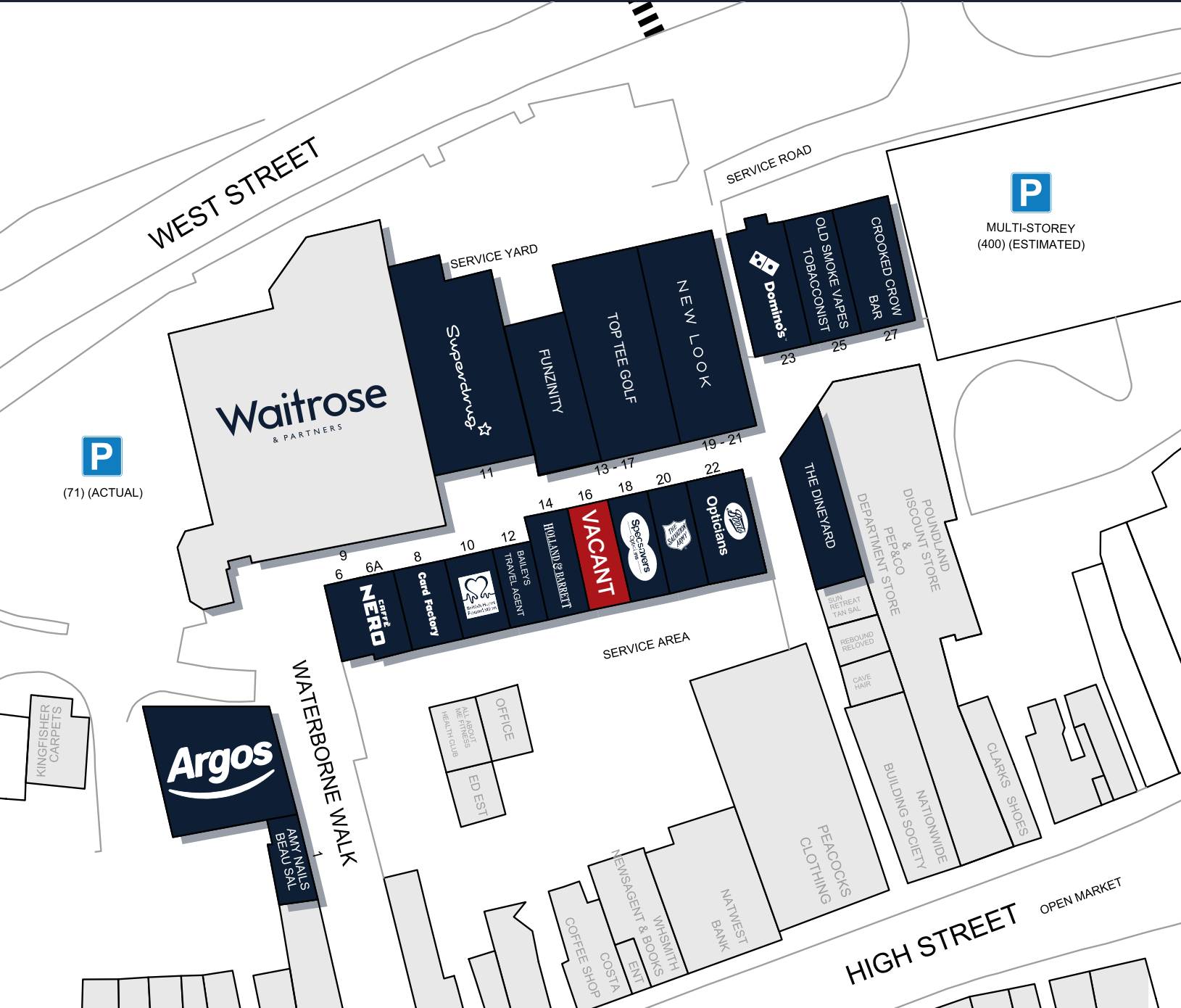
Total Area



What Three Words
nearly.edge.normal

WATERBORNE WALK

SITE PLAN



EVOLVE

part of IM Core



Sam Cohen

07787 392840

spc@evolveestates.com



0113 450 7000

www.rj-ltd.co.uk

Anthony Jackson

07711 944404

anthony@rj-ltd.co.uk



Ian Garnham

07973 392630

iang@leslieperkins.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02898002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA. Its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. If this brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.ric.org.uk/uploading/professional-standards/section-standards/real-estate/code-of-practice-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.