

LEIGHTON BUZZARD

UNIT 16 WATERBORNE WALK LU7 1DH

PRIME SHOP – TO LET – CLASS E USES

DEDICATED PARKING AVAILABLE

LOCATION

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 – see street plan extract.

ACCOMMODATION

The premises comprise ground and first floor accommodation approximately as follows:-

Internal width	19 ft 6 ins	5.95m
Ground Floor	900 sq ft	83.6 sq m
First Floor	850 sq ft	79.0 sq m
Total	1,750 sq ft	162.6 sq m

NB Dedicated parking spaces are available.

LEASE

New full repairing and insuring lease for a term to be agreed

RENT

£25,000 p.a.

RATES

We understand the rating assessment is as follows

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

Service charge payable 2025/26 TBC



LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

VIEWING

Strictly by appointment only via:-

Ian Garnham

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