

TO LET

Unit 25

1,908 sq.ft

(177.2 sq.m)

M **UNIT 25**

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Waterborne Walk
Leighton Buzzard
LU7 1DH

Occupiers Include

Superdrug · Boots Opticians · Waitrose · Holland&Barrett · Argos · Card Factory

WATERBORNE WALK

UNIT 25



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: 1,908 sq.ft (177.2 sq.m)

RENT
£27,500 per annum

BUSINESS RATES
TBC

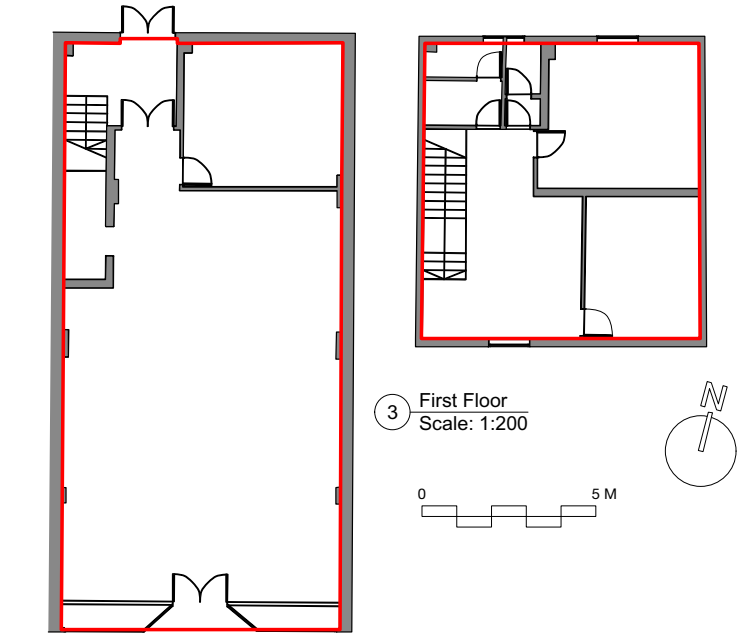
SERVICE CHARGE & INSURANCE
Service Charge: c.£4,000.00 per annum
Insurance: c.£630.00 per annum

ENERGY PERFORMANCE
EPC: C:59. 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.

UNIT PLAN



22
Retail Units On-Site

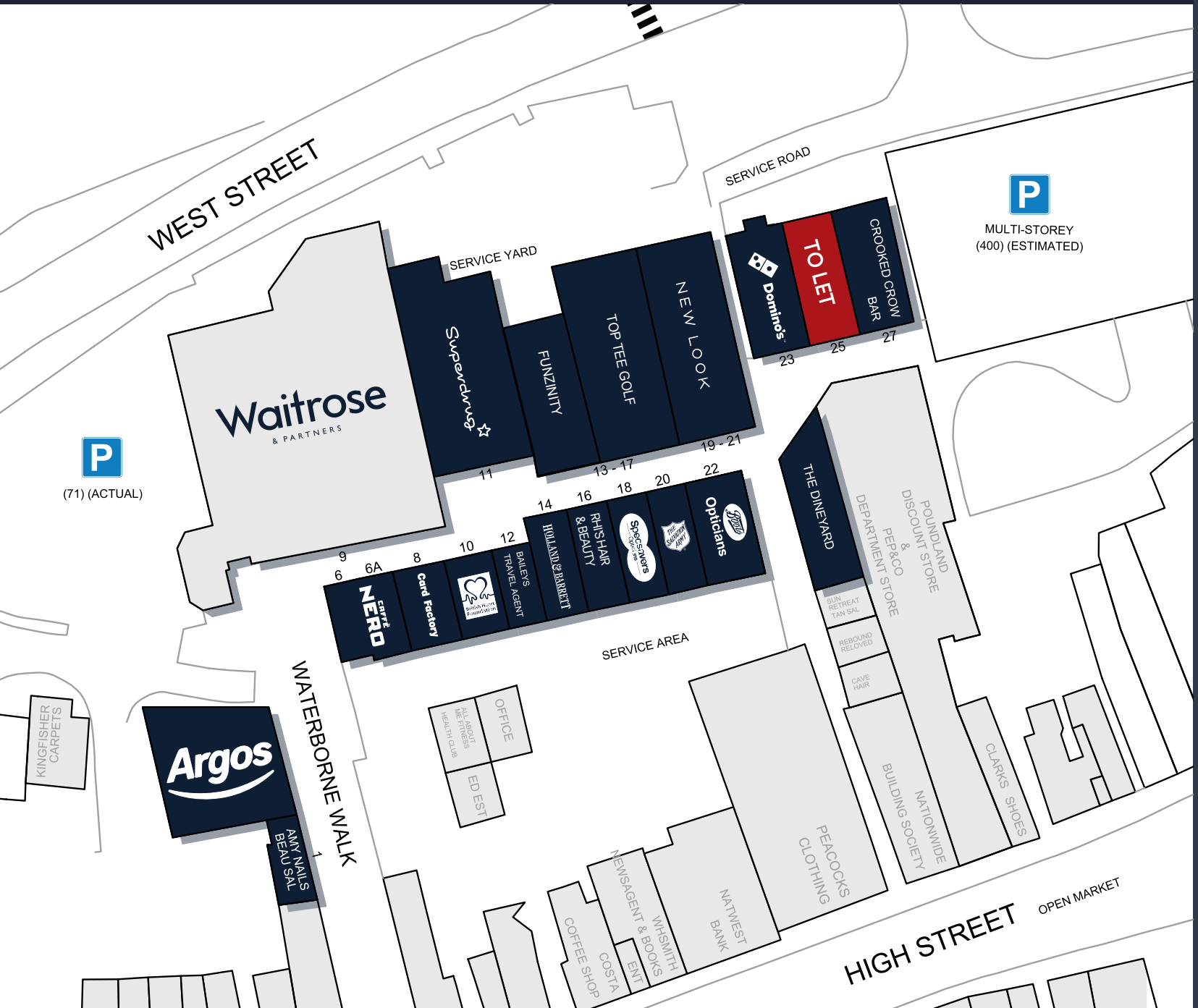
77,750 sq.ft
Total Area

What Three Words
nearly.edge.normal

WATERBORNE WALK

SITE PLAN

mcoreproperty.com



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**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.

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