

LEIGHTON BUZZARD

39 HIGH STREET

Prime Retail
Investment Opportunity



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LEIGHTON BUZZARD 39 HIGH STREET



LEIGHTON BUZZARD

Leighton Buzzard is a thriving market town located approximately 39 miles to the north west of London and 11 miles to the north west of Luton. Transport communications to the town are good with the A4021 connecting to the A5 and in turn to junctions 12 and 13 of the M1. There is a direct rail link to London Euston with a journey time of approximately 44 minutes.

DEMOGRAPHICS

Leighton Buzzard has an urban population of approximately 33,000 persons and a population within 10km of the centre of 100,000 persons. Leighton Buzzard's population comprises 27.7% of class AB groupings compared to the GB average of 21.7%.

The town is heavily influenced by its ease of commuting to London, Milton Keynes and Luton, although principal local employers include Goodrich and B-E Aerospace.

LOCATION

The premises are situated in a 100% prime retailing pitch within the High Street and the shop is immediately adjacent **99p Stores**. Further retailers in close proximity include **Boots, Peacocks, Millets** and **WH Smith**.

DESCRIPTION

The property comprises an attractive Grade II listed building of brick and timber frame construction, with a more modern extension to the rear. The sales accommodation is arranged over ground and first floors and the premises has the benefit of 4 car parking spaces to the rear.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:

Gross frontage	13'6"	4.11m
Shop depth	44'9"	13.64m
Ground floor sales	474 sq ft	44.04 sq m
Ground floor storage	233 sq ft	21.65 sq m
First floor sales	178 sq ft	16.54 sq m
First floor storage/staff	262 sq ft	24.34 sq m

TENURE

The property is held freehold.

TENANCY

The entire property will be subject to a new full repairing and insuring 10 year lease to C&J Clark International Ltd at a rental of **£16,000** per annum exclusive. The lease will be subject to an upward only rent review in the 5th year of the term.

COVENANT INFORMATION

C&J Clark International Ltd (00141015) is a British shoe manufacturer and international retailer with over 350 stores. They are privately owned and for the year ended 31st January 2011 the Group had a turnover of approximately £1,281.3m and a profit before exceptional items of approximately £110.8m. Experian rate the company as a "A-Very Low Risk (confidence)".

VAT

The property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

INVESTMENT CONSIDERATIONS

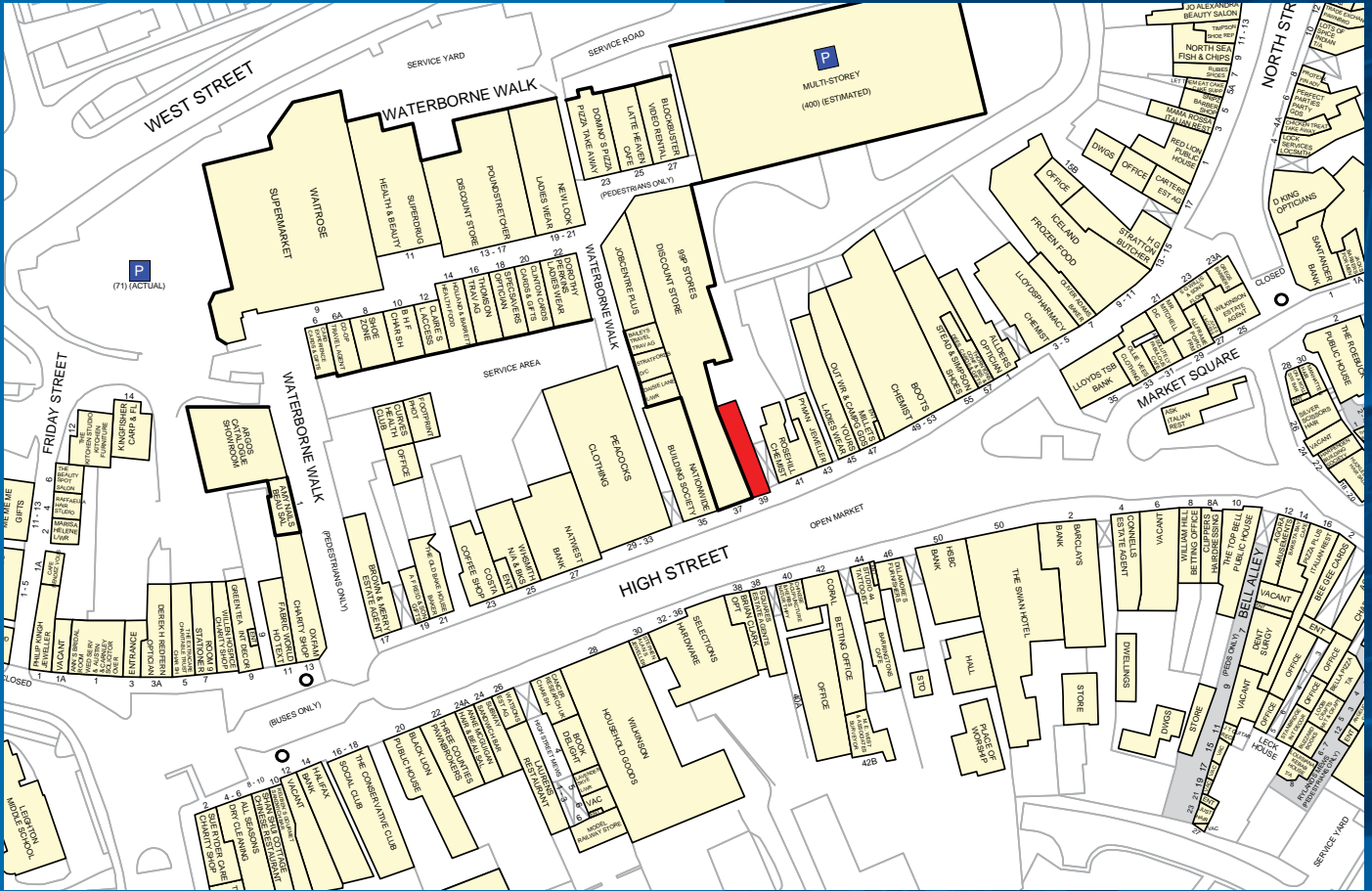
- 10 year C&J Clark covenant
- Thriving commuter market town
- Good growth prospects

PROPOSAL

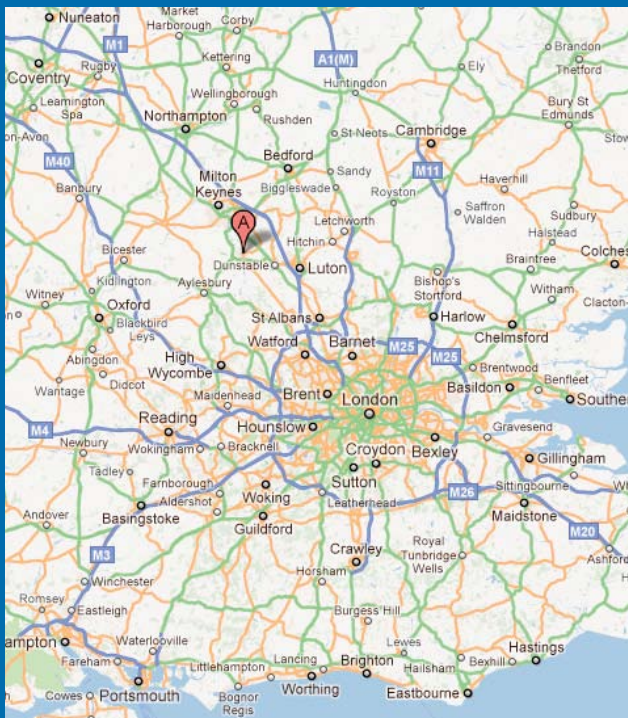
We are instructed to seek offers of £245,000 subject to contract for the freehold interest. A purchase at this level would reflect an initial yield of 6.35% having allowed for purchasers costs of 2.8%.



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FURTHER INFORMATION

Further information and arrangements to inspect the property are to be made through sole agents:

Roche Retail:

Contact: Adrian Fennell

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SUBJECT TO CONTRACT



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