

BEDFORDSHIRE LU7 1DH www.waterbornewalk.co.uk

PROMINENT CENTRAL LOCATION



Other occupiers include:





HOLLAND & BARRETT















DESCRIPTION

- Waterborne Walk is a popular community shopping centre anchored by a **Waitrose** supermarket, located in the heart of Leighton Buzzard.
- Extending to 77,750 sq ft (7,223 sq m) the property provides the town's primary retailing offer, dominated by national covenant retailers including Superdrug, Specsavers, Card Factory and Holland & Barrett.
- Leighton Buzzard's principal town centre multistorey car park of **280 spaces** adjoins the property.
- Waterborne Walk has a catchment of 22,717 households within a 10 minute drive time and 107,332 households within a 20 minute drive time.
- Waterbourne Walk is highly accessible with those travelling by car able to park in the adjoining West Street multi-storey car park or making use of the Waitrosedemised surface car park within the property's title.
 - Town centre bus stops are located on High Street and the rail station is approximately 10 minutes on foot to the west of the town centre.
- The traditional High Street retail environment has recently been fully pedestrianised enhancing the town centre's appeal. High Street hosts a popular twice weekly market of regular and specialist stalls that is held on Tuesdays and Saturdays.









SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected.

PLANNING

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

LEGAL COSTS

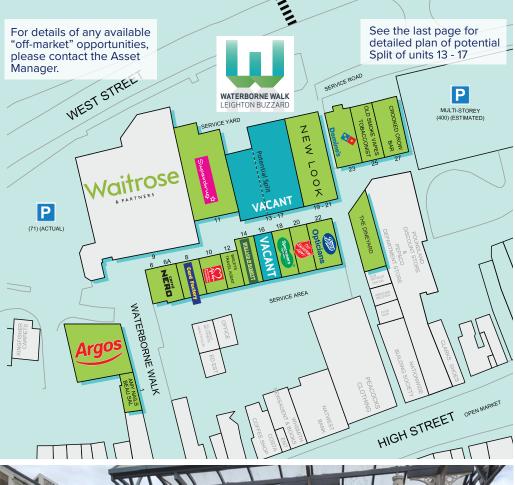
Each party is responsible for their own legal costs in connection with the granting of a lease.

PROPERTIES AVAILABLE





* There is rates relief of 66% until 31st March 2022









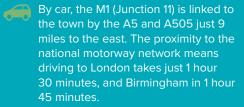




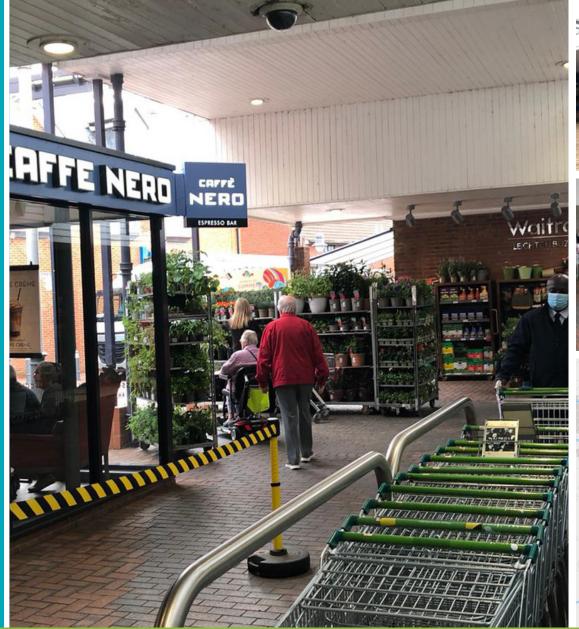
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LOCATION

Leighton Buzzard is an affluent market town located in South-West Bedfordshire. Located in between Milton Keynes and Luton, the town benefits from excellent transport links both into London and linking into the national motorway and rail networks.

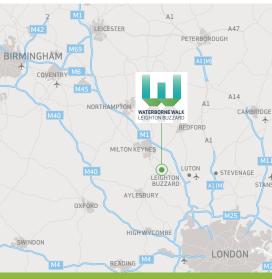


Rail communications link Leighton
Buzzard to Milton Keynes in 12
minutes and through to London Euston
in just 30 minutes. The excellent
rail connectivity is a catalyst in the
growing London commuter popularity
of the area.











Ian Garnham M: 07973 392630 E: iang@leslieperkins.co.uk



Patrick E Punch
M: 07798 827826
E: pep@punch.org.uk

Owned and Managed by



www.lcpproperties.co.uk

Guy Robinson M: 07552 725304 E: qtr@evolveestates.com

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Detailed plan of potential Split of units 13 - 17

| UNIT 13 | sq.ft | sq.m |
|---------------------|-------|-------|
| Store | 2,037 | 189.3 |
| Services | 9 | 0.8 |
| Gross internal area | 2,049 | 190.4 |
| Rent | POA | |
| Rateable value* | TBC | |

| UNIT 14 - 17 | sq.ft | sq.m |
|----------------------|-------|-------|
| Store | 3,667 | 340.7 |
| Staff Toilet | 117 | 10.9 |
| Rear protected lobby | 69 | 6.4 |
| Gross internal area | 3,874 | 359.9 |
| Rent | POA | |
| Rateable value* | TBC | |

^{*} There is rates relief of 50% until 31st March 2023

