

Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP  
Virtual Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £225,000
- Vacant possession
- ERV: £22,000 p.a. GIY ~ 9.78%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop with 1 parking space at rear
- Town centre location within 10 minute walk to Leighton Buzzard train station
- Nearby occupiers include Post Office, Halifax, Argos, Subway, Waitrose and more.

### Property Description:

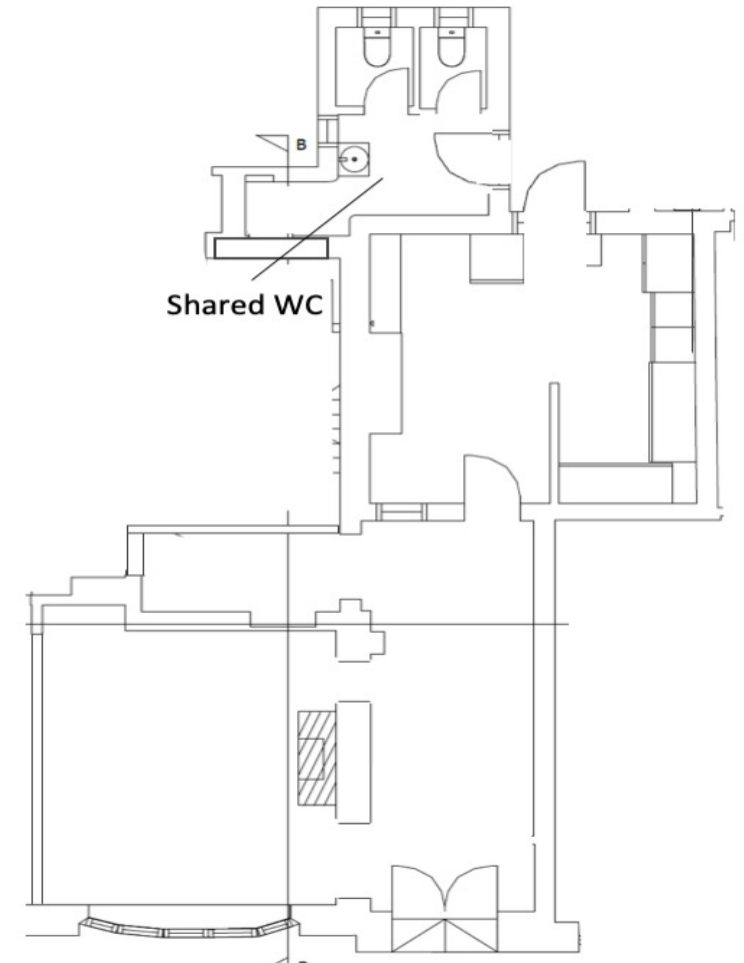
The property comprises ground floor retail shop with shared WC and allocated parking space in a gated yard, providing the following accommodation and dimensions:

Ground Floor: 75 sq m (807 sq ft)

2 Rooms, Storage, Lobby, Shared WC

### Tenure:

Long Leasehold. Held on a 999 Year lease from 24<sup>th</sup> May 2023 at a ground rent of peppercorn.



# Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP

## Virtual Freehold Retail Investment



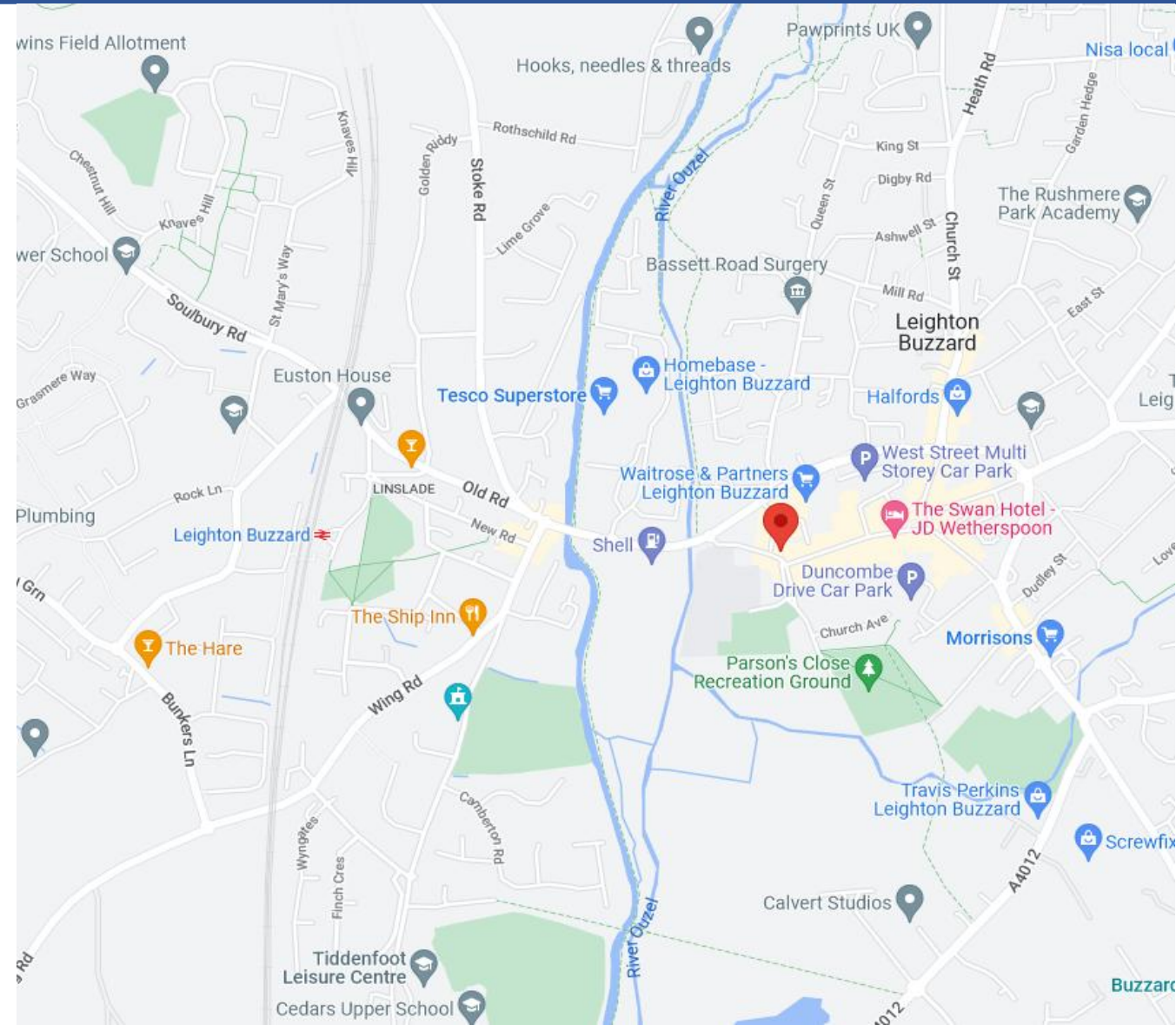
# Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP

## Virtual Freehold Retail Investment



### Location:

Leighton Buzzard is a market town in Bedfordshire, England, near the Chiltern Hills, between Aylesbury, Tring, Dunstable and Milton Keynes 36 miles northwest of Central London, and linked to the capital by the Grand Union Canal and the West Coast Main Line to London Euston. The town is close to the M1 motorway and A5 road, and is served by Southern and London North-western Railway services on the West Coast Main Line railway at Leighton Buzzard railway station (in Linslade). The railway operates non-stop commuting services to Euston railway station, with the fastest peak journey times less than 30 minutes. The property is located within 0.6 miles to Leighton Buzzard Train station, which provides direct services to London Euston in less than 30 minutes. Nearby occupiers include Post Office, Halifax, Argos, Subway, Waitrose and more.



# Leighton Buzzard – 1b High Street, Bedfordshire LU7 1DP

## Virtual Freehold Retail Investment

### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.