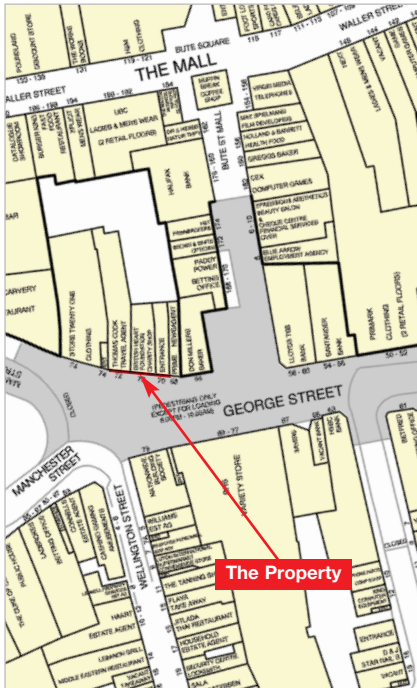


Luton
68-72 George Street
Bedfordshire
LU1 2BD

- Two Freehold Town Centre Shops and Spa Investment
- Pedestrianised town centre location
- Shops let to British Heart Foundation and TCCT Retail Limited (t/a Thomas Cook)
- Fixed Increase 2018
- Total Current Rents Reserved **£67,000 pa ⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Luton is a busy well established commercial centre located some 35 miles north of Central London. The town benefits from its proximity to Junctions 10 and 11 of the M1 motorway, has regular rail services to London and the Midlands and has its own international airport.
The property is situated in a conservation area on the north side of the pedestrianised George Street at its junction with Wellington Street, Upper George Street and Manchester Street and close to 'The Mall' Shopping Centre.
Occupiers close by include Nationwide, Lloyds Bank, Santander, Primark, Bhs, Ladbrokes, Betfred, Paddy Power, HSBC amongst many other national multiples.

Description

The property is arranged on basement, ground and three upper floors to provide a basement spa with an entrance fronting George Street and two ground floor shops with ancillary accommodation in the basement. The first, second and third floors comprise residential accommodation accessed via a communal entrance fronting George Street and have been sold off on a long lease.

NB. Please note the freehold of the ground floor of 68 High Street (t/a Prime News) is not included within the property to be sold.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
70	British Heart Foundation (3)	Gross Frontage 6.10 m Net Frontage 5.95 m Shop Depth 16.30 m Built Depth 26.85 m Basement 40.75 sq m	(20') (19' 6") (53' 6") (88' 1") (439 sq ft)	10 years from 30.07.2013 Tenant option to determine 30.07.2018 FR & I	£29,000 p.a.	Rent Review 2018
72	TCCT Retail Limited (t/a Thomas Cook) (4)	Gross Frontage 7.75 m Net Frontage 6.80 m Shop Depth 20.65 m Built Depth 25.85 m Basement 117.50 sq m	(25' 5") (22' 4") (67' 9") (84' 9") (1,264 sq ft)	5 years from 16.10.2013 FR & I	£30,000 p.a.	Reversion 2018
68 Basement	S11 Spa & Beauty Limited (2) with personal guarantee	Basement 124.58 sq m (Not inspected by Allsop. Areas provided by the Vendor)	(1,341 sq ft)	20 years from 15.05.2013 Rent review and Tenant option to determine 14.05.2023 and 14.07.2028 IR & I Only	£8,000 p.a. (1) (Rent deposit of £6,000 held for 5 years)	Fixed uplift to £9,000 p.a. in 2018
68 First, Second & Third Floor and Roof	Investment Properties (GB) Ltd	Residential		999 years less 1 day from 06.03.2003	Peppercorn	Reversion 3002

Total £67,000 p.a. (1)

(1) The current rent is £4,000 p.a. until May 2014. The Vendor will 'top-up' the rent so that the purchaser effectively receives £8,000 p.a. from completion.
(2) Website: www.s11spaandbeauty.co.uk
(3) British Heart Foundation are the UK's number one heart charity. Founded in 1961, they currently trade from over 700 high streets throughout the UK. www.bhf.org.uk
(4) The history of Thomas Cook dates back to 1841. TCCT Retail Limited is a subsidiary of Thomas Cook Group plc, who together with The Co-operative Travel and Midlands Co-operative form part of a joint venture that trades from approximately 1,100 branches throughout the UK. www.thomascook.com