

Leighton Buzzard

ECL House

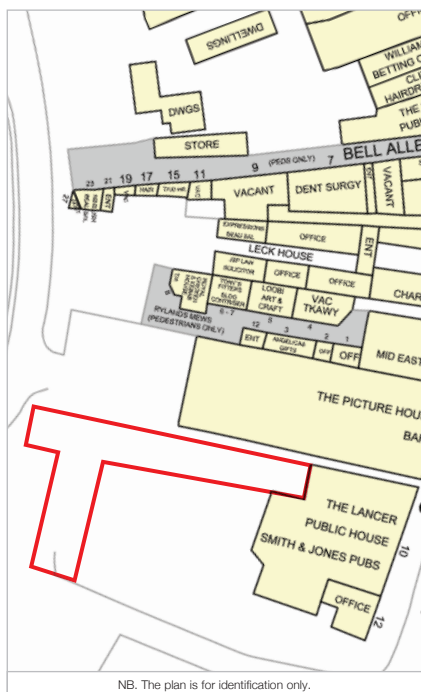
Lake Street

Bedfordshire

LU7 1RT

- **Freehold Office Investment**
 - Well located in town centre
 - Entirely let until 2023 (1)
 - Comprising a total of 430.83 sq m (4,638 sq ft)
 - No VAT applicable
 - Current Rent Reserved
- £22,000 pa**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Leighton Buzzard, with a population of some 32,000, is an attractive Bedfordshire market town located some 10 miles north-east of Aylesbury and 8 miles south of Milton Keynes. The town is well served by road and rail with a 27 minute train journey time to London Euston. The M1 is within 9 miles (Junction 11).

The property is located on the western side of Lake Street, with vehicular access from both Lake Street and Duncombe Drive, where a public car park is located.

Occupiers close by include Boots, Lloyds Bank, William Hill, Barclays Bank, Pizza Express and Age UK, amongst many other local shops and restaurants.

Description

The property is arranged on ground and one upper floor to provide a semi-detached office building. The property benefits from on-site car parking.

The property provides the following accommodation and dimensions:

Ground Floor	189.90 sq m	(2,043 sq ft)
First Floor	240.93 sq m	(2,593 sq ft)
Total	430.83 sq m	(4,638 sq ft)

NB Floors areas are GIA.

Tenancy

The entire property is at present let to ECL HOWARD WATSON SMITH LLP for a term of 7 years from 24th June 2016 at a current rent of £22,000 per annum. There is a tenant option to break in June 2021 (1). The lease contains full repairing and insuring covenants.

Tenant Information

ECL Howard Watson Smith LLP is one of Bedfordshire's largest independent accountancy practices.

Website Address: www.eclhws.com

For the year ended 31st March 2017, ECL Howard Watson Smith LLP did not report a turnover but reported shareholders' funds of £235,838, and a net worth of £203,103. (Source: Experian 03.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms D Garner, Giffen Couch and Archer. Tel: 01525 372681 e-mail: denise@gca-law.com

Joint Auctioneer S Magorrian Esq, Brown & Lee Chartered Surveyors. Tel: 01908 508100 e-mail: stevenm@brownandlee.com