23-27 Bell Alley
Leighton Buzzard

Income Producing
Investment Property

FOR SALE

S.R. Wood & Son
Est.1981
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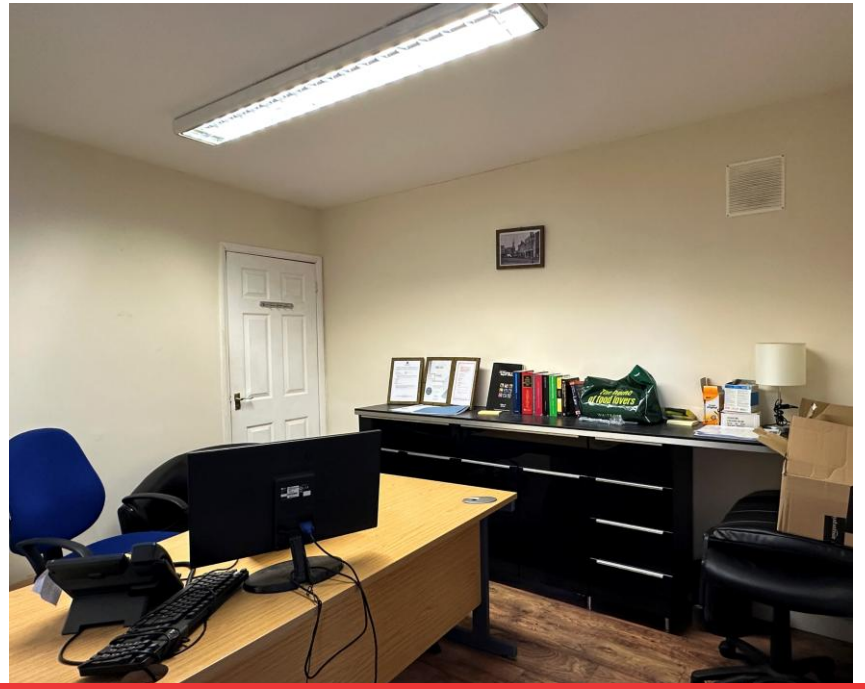
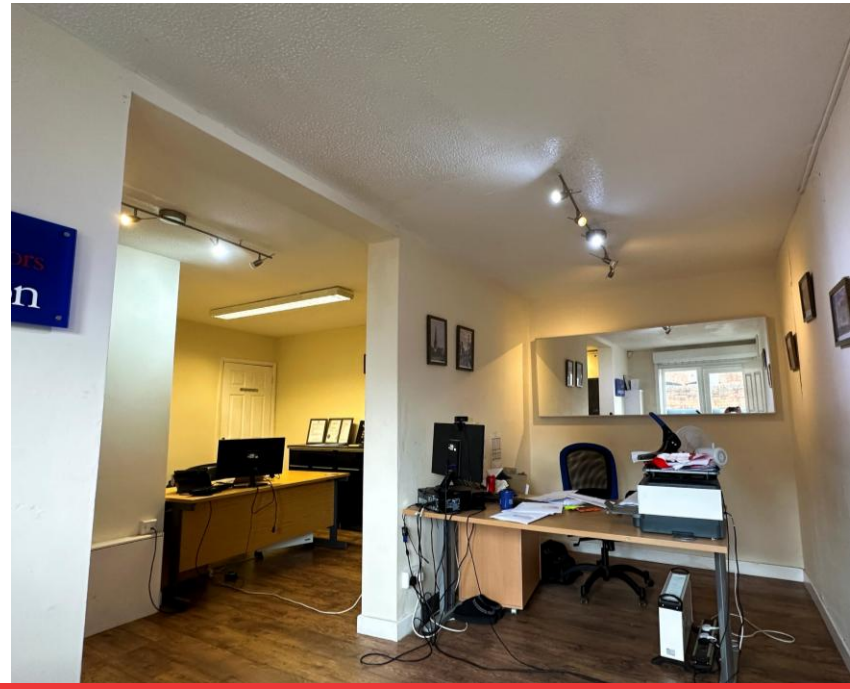
KEY POINTS

- Town Centre Location
- Carparking Adjacent
- Freehold Investment
- Fully Let
- Rent Roll = £31,360 pa
- 8% Return





LOCATION

Location: Leighton Buzzard is a Central Bedfordshire market town, approximately 40 miles north-west of London. Major nearby towns include Dunstable, Luton, Bedford and Aylesbury.

Connectivity: The town benefits from excellent transport links, close to the A5 and M1 (J11A), as well as the Leighton Buzzard railway station, which provides frequent direct services to London Euston with a journey time of around 35 minutes. Luton Airport is approximately 18 miles to the east, offering both internal and international flights.

Situation: The subject property is situated at 23-27 Bell Alley, within the town centre retail and hospitality core. The Duncombe Drive pay and display carpark is adjacent.

DESCRIPTION

The property comprises an end-of-terrace building arranged over ground and first floor. It totals 682 sqft (63.38 m2) NIA. The ground floor provides commercial office accommodation whereas the first floor provides a 2-bedroom maisonette, currently used as meeting room an ancillary office space.

FLOOR	COMPONENT	SQFT	M2
Ground Floor	No 25	252	23.44
Ground Floor	No 27	87	8.12
First Floor	No 23	343	31.82
	NIA =	682	63.38

INVESTMENT PROFILE

The property is fully let, providing a rent roll of **£31,360 pa**.

23-25: Nobel Solicitors occupy both 25 (ground floor) and 23 (first floor). The lease is on full repairing and insuring (FRI) terms, commencing on the 2nd of August 2022, for a 5-year term (expiring in August 2027). The passing rent is £14,000 per annum per floor, i.e. £28,000 per annum in total.

27: DIALACAR TAXIS occupy 27 (part ground floor). The simplistic lease commenced on the 1st of April 2025, for a 5-year term (expiring in April 2030). The passing rent is £3,360 per annum and there is a is rent review in April 2028.

TERMS

Offers for the freehold interest are sought in the region of **£395,000**, providing the purchaser with an **8% return on investment**.

COSTS

Each party is to bear its own costs incurred.

VAT

We are advised by our client that the property has not been elected for VAT, so there will be no VAT added to the purchase.

EPC

The property has been rated 70 in band ‘C’ and 87 in band ‘D’.

VIEWINGS

For further information or to arrange a viewing, contact sole selling agency S.R. Wood & Son

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