FOR SALE



23-27 Bell Alley, Leighton Buzzard, LU7 1DG

Income Producing Investment Opportunity

Summary

Tenure	For Sale
Available Size	682 sq ft / 63.36 sq m
Price	£395,000
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	C (70)

Key Points

- Town Centre Location
- Freehold Investment
- Rent Roll = £31,360pa
- Car Parking Adjacent
- Fully Let
- 8% return

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

Location
Location: Leighton Buzzard is a Central Bedfordshire market town, approximately 40 miles northwest 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.

Terms
The property is fully let, providing a rent roll of £31,360 per annum.

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.

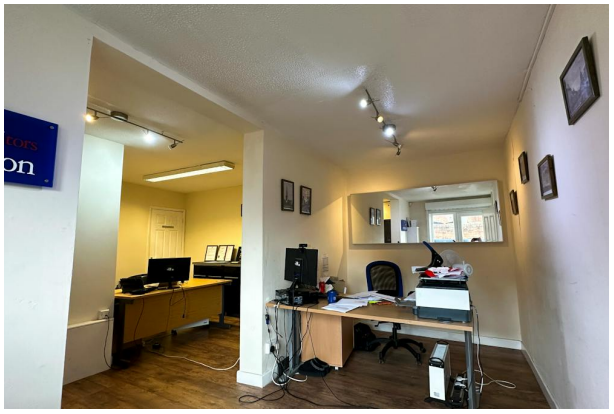
27: DIALACAR TAXIS occupy 27 (part ground floor). The simplistic lease commenced on the 1st of April 2025, for a 5-year term (expiring in April 2030). The passing rent is £3,360 per annum and there is a is rent review in April 2028.

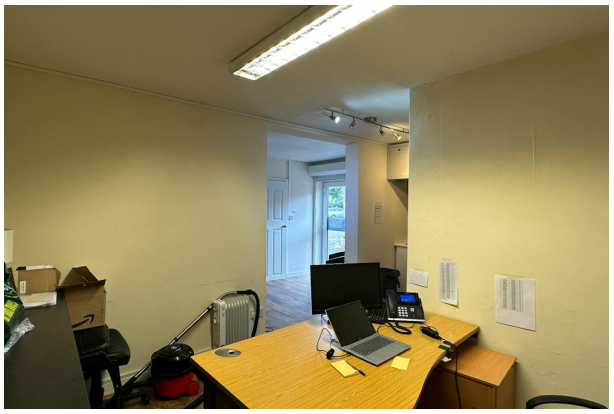
Offers for the freehold interest are sought in the region of £395,000, providing the purchaser with an 8% return on investment.

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 price.

Costs
Each party is to bear its own legal and professional costs incurred.







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