

## ASSIGNMENT Prominent Retail Unit



**Approx NIA Area: 1,641 sq ft (152.49 sq m)**

Unit 10 Bushmead, Hancock Drive, Luton, Bedfordshire, LU2 7SF



-  Located in a Neighbourhood Shopping Centre
-  Located within a short drive from Junction 11 of the M1 Motorway
-  Leagrave railway station is within 2.6 miles.
-  Prominent retail frontage and benefits from rear frontage
-  Large free shopper car park
-  Assignment £26,250 per annum plus VAT



## Location

- The property is located on Bushmead Shopping Centre, a busy shopping area on the northern suburbs of Luton.
- Leagrave Rail Station gives access to London within an hour.
- Regular buses to give access to central Luton, approximately 3 miles to the south.



## Description

- A busy neighbourhood scheme comprising of 10 shops including the Co-op and Acorn Pharmacy.
- The property comprises of a ground floor mid terrace retail unit.
- Predominately open plan space with partitioning
- The shopping centre benefits from free shopper car park.



## Specification

- Kitchenette and WC facilities
- EPC – C 69



## Floor Area (Net Internal Area – NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2<sup>nd</sup> Edition.

**Total: 1,641 sq ft (152.49 sq m)**

Areas quoted are approximate and should not be held as 100% accurate.



## Terms

- **Assignment:** £26,250 per annum plus VAT
- 10 year term from 27 September 2012
- **Service charge:** £2,5611.60
- **VAT:** Applicable



## Business Rates

- **Rateable value:** £20,000
- The current small business multiplier for 2019/20 is 49.1p payable
- Interested parties are advised to contact the relevant local authority



## Viewing

**Marco Prins MRICS**

[marco.prins@kirkbydiamond.co.uk](mailto:marco.prins@kirkbydiamond.co.uk)

**01582 738 866**

**Eamon Kennedy MRICS**

[Eamon.kennedy@kirkbydiamond.co.uk](mailto:Eamon.kennedy@kirkbydiamond.co.uk)

**01582 738 866**



### Misrepresentations Act:

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property.



the mark of  
property  
professionalism  
worldwide

