



M

UNIT 16

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Waterborne Walk  
Leighton Buzzard  
LU7 1DH

Occupiers Include

Superdrug

Holland&Barrett

Opticians

Argos

Waitrose

Card Factory

### DESCRIPTION

Waterborne Walk and the High Street comprise the prime shopping provision in the town. The shopping centre links directly into the main town centre car park accessed off West Street. This unit occupies a prime position adjoining Specsavers and Holland & Barrett.

- Located in a busy prime shopping location
- Anchored by Waitrose
- Tenants include Argos, Card Factory, Dominos, Superdrug, Holland & Barrett

### UNIT SIZE

Total Area: 1,750 sq.ft (162.6 sq.m)  
Ground Floor: 900 sq.ft (83.6 sq.m)  
First Floor: 850 sq.ft (79.0 sq.m)

### RENT

£25,000 per annum

### BUSINESS RATES

Rateable Value: £20,500  
Rates Payable: £10,250 x 60%  
*For the rating year to 31/03/2026 there is a 40% concession applicable to the rates payable.*

### SERVICE CHARGE & INSURANCE

Service Charge: TBC  
Insurance: TBC

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



22

Retail Units On-Site



77,750 sq.ft

Total Area



What Three Words  
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## SHEET ANCHOR EVOLVE

part of M<sup>2</sup>Core



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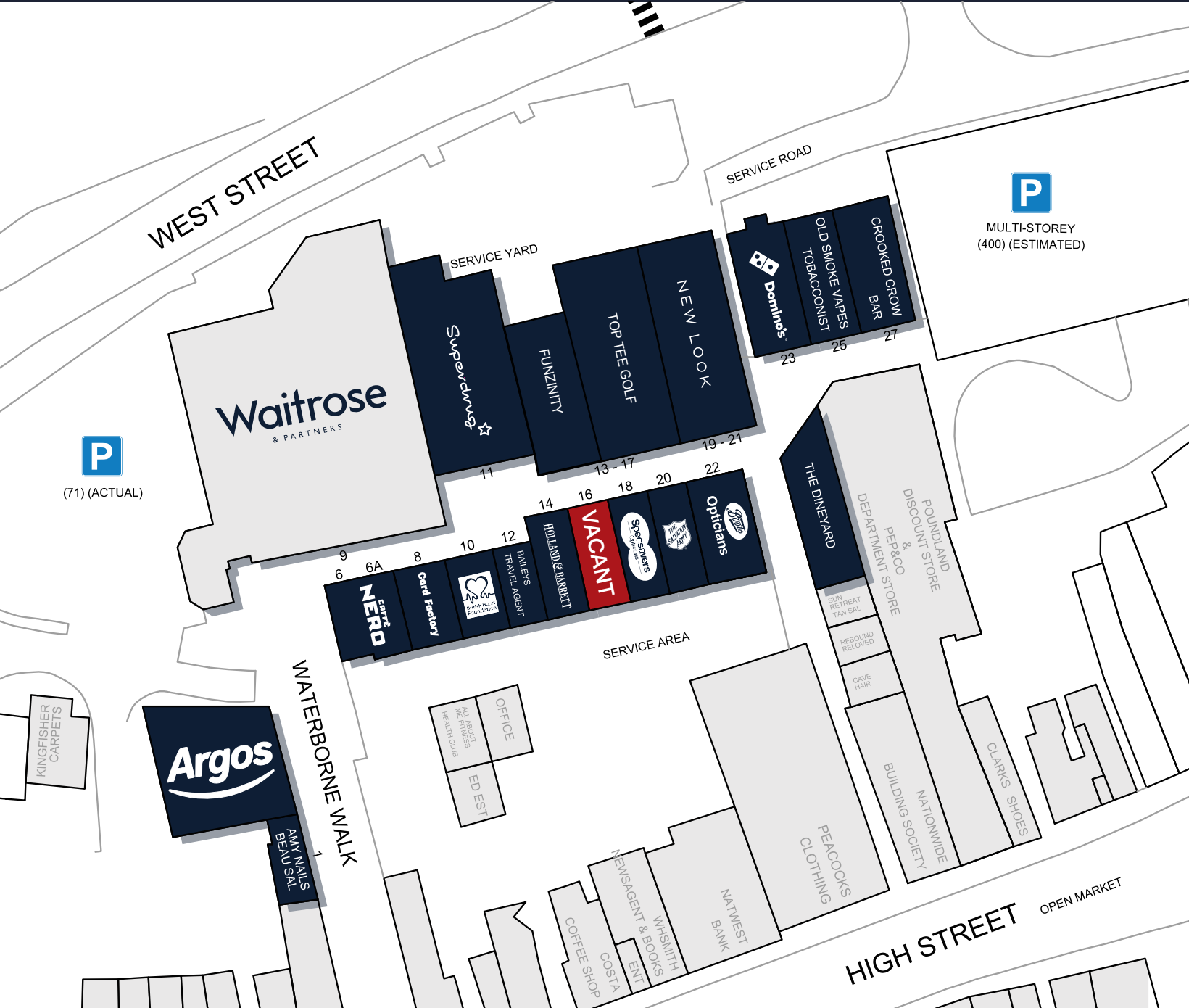
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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.