



WATERBORNE WALK
LEIGHTON BUZZARD

BEDFORDSHIRE LU7 1DH
www.waterbornewalk.co.uk

**PROMINENT
CENTRAL
LOCATION**

Anchored by

Waitrose

Other occupiers include:

Superdrug



HOLLAND & BARRETT



Card Factory

Specsavers
Opticians

**CAFFÈ
NERO**

Boots
Opticians

Argos



Leighton Buzzard primary shopping location

Centre offers over 280 parking spaces

Average footfall of over 87,000 per week

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DESCRIPTION

Waterborne Walk is a popular community shopping centre anchored by a **Waitrose** supermarket, located in the heart of Leighton Buzzard.

Extending to 77,750 sq ft (7,223 sq m) the property provides the town's primary retailing offer, dominated by national covenant retailers including **Superdrug**, **Specsavers**, **Card Factory** and **Holland & Barrett**.

Leighton Buzzard's principal town centre multistorey car park of **280 spaces** adjoins the property.

Waterborne Walk has a catchment of 22,717 households within a 10 minute drive time and 107,332 households within a 20 minute drive time.

Waterbourne Walk is highly accessible with those travelling by car able to park in the adjoining West Street multi-storey car park or making use of the Waitrose-demised surface car park within the property's title.

Town centre bus stops are located on High Street and the rail station is approximately 10 minutes on foot to the west of the town centre.

The traditional High Street retail environment has recently been fully pedestrianised enhancing the town centre's appeal. High Street hosts a popular twice weekly market of regular and specialist stalls that is held on Tuesdays and Saturdays.



The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

The units have electricity and water connected.

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

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

UNIT 13-17	sq.ft	sq.m
Could be split into two smaller units	2,049	190
	3,874	360
Total	5,923	550
Rent	POA	
Rateable value*	TBC	



UNIT 16	sq.ft	sq.m
Ground Floor	897	83.3
First Floor	849	78.9
Total	1,746	162.2
Rent	£25,000	
Rateable value*	£21,500	

* There is rates relief of 66% until 31st March 2022

For details of any available "off-market" opportunities, please contact the Asset Manager.

WATERBORNE WALK
LEIGHTON BUZZARD

See the last page for detailed plan of potential Split of units 13 - 17

P
MULTI-STORY
(400) (ESTIMATED)

P
(71) (ACTUAL)

Waitrose & PARTNERS

Argos

NEW LOOK

VACANT

VACANT

Opticians

PEACOCKS CLOTHING

NATIONWIDE BUILDING SOCIETY

CHARS SHOES

OPEN MARKET

HIGH STREET

WEST STREET

WATERBORNE WALK

SERVICE ROAD

SERVICE AREA

UNIT 13-17

UNIT 18

UNIT 19-21

UNIT 22

UNIT 23

UNIT 24

UNIT 25

UNIT 26

UNIT 27

UNIT 28

UNIT 29

UNIT 30

UNIT 31

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LOCATION

Leighton Buzzard is an affluent market town located in South-West Bedfordshire. Located in between Milton Keynes and Luton, the town benefits from excellent transport links both into London and linking into the national motorway and rail networks.



By car, the M1 (Junction 11) is linked to the town by the A5 and A505 just 9 miles to the east. The proximity to the national motorway network means driving to London takes just 1 hour 30 minutes, and Birmingham in 1 hour 45 minutes.



Rail communications link Leighton Buzzard to Milton Keynes in 12 minutes and through to London Euston in just 30 minutes. The excellent rail connectivity is a catalyst in the growing London commuter popularity of the area.



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Detailed plan of potential Split of units 13 - 17

UNIT 13	sq.ft	sq.m
Store	2,037	189.3
Services	9	0.8
Gross internal area	2,049	190.4
Rent	POA	
Rateable value*	TBC	

UNIT 14 - 17	sq.ft	sq.m
Store	3,667	340.7
Staff Toilet	117	10.9
Rear protected lobby	69	6.4
Gross internal area	3,874	359.9
Rent	POA	
Rateable value*	TBC	

* There is rates relief of 66% until 31st March 2022

