

# Lot 3

39 Elm Avenue, Caddington,  
Luton, Bedfordshire LU1 4HS  
**GUIDE PRICE: £50,000**



**VIRTUAL FREEHOLD SHOP PREMISES WITH  
INVESTMENT INCOME**

This ground floor lock up shop forms part of a local parade in a predominately residential locality in the village of Caddington that is located on the south western outskirts of Luton. Junction 9 of the M1 motorway is approx. 2 miles away. The property is being sold with the benefit of a 10 year lease from February 2013 at a rent of £5,500 pa with 5 yearly rent reviews. The property is also benefits from a shared rear vehicular access.

#### **ACCOMMODATION**

**Shop** – approx. 340 sq ft

**Store** – approx. 160 sq ft

Separate WC, rear vehicular access

#### **TENURE**

Leasehold – 999 years from 3/3/2006

#### **LOCAL AUTHORITY & TAX RATING**

Central Bedfordshire Council 0300 300 8301

#### **VENDOR'S SOLICITORS**

Ashwin Patel

G P T Law

799 Harrow Road

Wembley

Middlesex

HA0 2LR

020 8904 6495

#### **VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**