

Lot 13

2 Arthur Street,
Luton, LU1 3SF

GUIDE PRICE: £160,000 PLUS



SPACIOUS CORNER-SITED DWELLING PRODUCING £25,740 PA

This spacious corner end of terrace house consists of 5 letting rooms and a further self-contained studio flat to rear. The property is constructed of brick under a tiled roof and is currently let on assured shorthold tenancies producing a gross income of £25,740 pa. The property will be sold with the benefit of this ongoing income and therefore offers an excellent investment for purchase. The property is well-located for town centre and road/travel connections and forms part of a predominately residential area that includes local traders for convenience purchases.



LOCATION

Luton is a major conurbation located 32 miles north of London and 14 miles south of Milton Keynes. Luton also benefits from its own international airport, located a short drive from Junction 10 of the M1 motorway. Other roads within easy reach include the A1M, M10 and M25 motorways. Mainline rail connects to London. Major facilities include the Arndale Centre and the Luton Retail Park. Arthur Street is located within a predominately residential area accessed from Castle Street which in turn connects to the A505. Luton Town Centre is approx 1 mile distant.

TENANCY SCHEDULE

- Studio flat: Currently let for a term of 6 months from 24/7/07 at a rent of £100 per week.
- Room 1: Let for a term of 6 months from 30/7/07 at rent of £85 per week.
- Room 2: Let for a term of 6 months from 7/9/07 at £70 per week.
- Room 3: Let for a term of 6 months from 4/6/07 at £100 per week.
- Room 4: Let for a term of 12 months from 6/06/07 at £80 per week.
- Room 5: Let for a term of 6 months from 29/5/07 at £60 per week.

A number of the tenants are currently holding over on the terms of the original agreements.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Luton Borough Council: 01582 54 60 00
Council Tax Band: B

POPULATION & EMPLOYMENT

Last recorded figures show that the area has a district population of approx 185,000 with an employment rate of 70%.

VENDORS SOLICITORS

RWFC Solicitors
236 Hoe Street,
Walthamstow, London E17 3AY

020 8521 6235

VIEWING TIMES

6th February @ 2.30pm
8th February @ 2.30pm
11th February @ 2.00pm
15th February @ 11am

Please contact the Auctioneers to confirm.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■