

Lot 15

80 High Town Road,
Luton, LU2 0DG

GUIDE PRICE: £195,000



CORNER FREEHOLD SHOP WITH FLAT ABOVE PRODUCING £12,240 PER ANNUM

This corner freehold unit consists of an end of terrace premises built of brick under a slate roof. The ground floor is currently let at a rent of £6,000 pa and currently trading as a TV and video services repair shop. The current lease runs from 1st November 2007 for a term of 1 year, although we understand that the current tenant has been trading from the premises for a number of years having regularly renewed his tenancy. There is a one bedroom self-contained flat above that is currently let on an assured shorthold tenancy that started on 10/10/05. The current tenant is holding over on a rolling contract basis on the terms of the original tenancy at a rent of £6,240 pa. The property in its entirety is sold with the benefit of this investment income. The property forms part of a parade of shops on the outskirts of the town centre that includes numerous local traders including Estate Agents and a local Public House.



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. High Town Road is located just to the North of Luton Town Centre within a few minutes walk of Luton Station and Town Centre.

ACCOMMODATION

Shop unit: Ground floor approx 286 sq ft with further internal storage area approx 150 sq ft.
First floor: consisting of self-contained one bedroom flat.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Luton Borough Council: 01582 54 60 00

ADOPTED RATEABLE VALUE

£3,600

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

Mr Howard Freeman
RWFC Solicitors
236 Hoe Street,
London E17 3AY

020 8521 6235

VIEWING TIMES

6th February @ 3pm
8th February @ 3pm
11th February @ 2.30pm
15th February @ 11.30am

Please call the Auctioneers to confirm.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■