

# Lot 16

80b-e High Town Road,  
Luton, LU2 0DG

**GUIDE PRICE: £280,000 PLUS**



## BLOCK OF FOUR FLATS WITH INVESTMENT INCOME

This self-contained block of flats constructed of brick under a tiled roof is located to the rear of a commercial premises and offers an excellent residential investment. The building consists of four dwellings that include 3 spacious studio flats and a 1 bedroom self-contained flat. The flats benefit from double-glazing and we understand are presented in good decorative order. The properties are all currently let on assured shorthold tenancies producing a gross income of £24,200 per annum. The property will be sold with the benefit of this ongoing investment income. The property is well located for the town centre and main line station and will be of interest to investment purchasers. The Auctioneers reserve the right to sell this lot either on its own or jointly with Lot 14.



### 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.

### TENANCY SCHEDULE

80b: let at £5200 pa for a 6 month term from 24/2/05  
80c: let at £6500 pa for a 6 month term from 9/3/06  
80d: let at £6500 pa for a 6 month term from 30/7/07  
80e: let at £6000 pa for a 6 month term from 30/9/07

Some of these tenancies are holding over on a rolling basis on the terms of the original agreements.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

Luton Borough Council: 01582 54 60 00

### 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SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■