

**DUNCAN
WELCH & CO**

01582 725302
www.duncan-welch.co.uk

- Commercial Property Sales & Lettings
- Property Management
- Valuations
- Dilapidations

*Duncan Welch & Co Ltd
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT*

**51 PRINCESS STREET
LUTON
BEDFORDSHIRE
LU1 5AT**

MIXED USE INVESTMENT PROPERTY

FOR SALE FREEHOLD



LOCATION:

Princess Street is located on the southern side of Stuart Street (A505 inner ring road) within walking distance of the Town Centre.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

DESCRIPTION:

The property is an older style Victorian mid-terraced two storey building. The front section of the building having been converted to form 3 self-contained incoming producing flats.

The rear section of the property comprising a vacant two-storey industrial unit (former factory) which is accessed via a shared vehicle right of way under croft between No's 51 & 53 Princess Street.



KEY INFORMATION:

- 3 income producing AST self-contained flats.
- Current Gross Income £23,100 per annum.
- Vacant Rear two storey (former factory) potential redevelopment / conversion, S.T.P.

PRICE & TENURE:

Offers in excess of **£320,000** are invited for the freehold interest, VAT is not applicable to the sale.

EPC RATING: 51A (C) 51B (D) 51C (D)

RATEABLE VALUE: WORKSHOP 01/04/23 £2,800

LEGAL COSTS:

Each party is to be responsible for their own legal costs in the sale.

DECLARATION:

In accordance with Section 21 of The Estate Agents Act 1979 a Director of Duncan Welch & Co Ltd declares a joint financial interest in the ownership of this property.

Viewing of this property is strictly by prior appointment.

DUNCAN WELCH & COMPANY

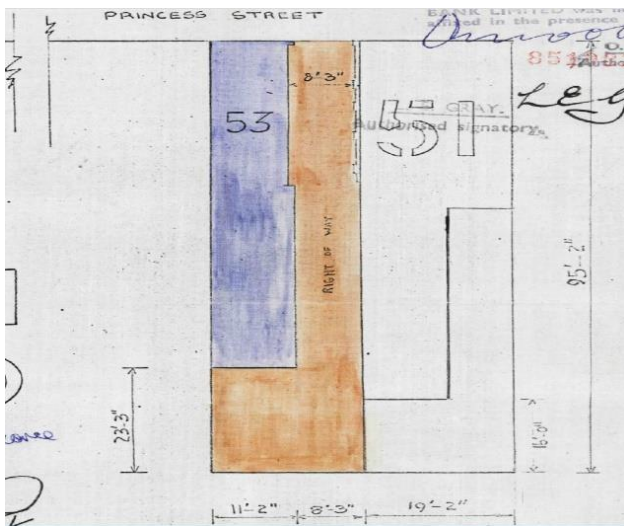
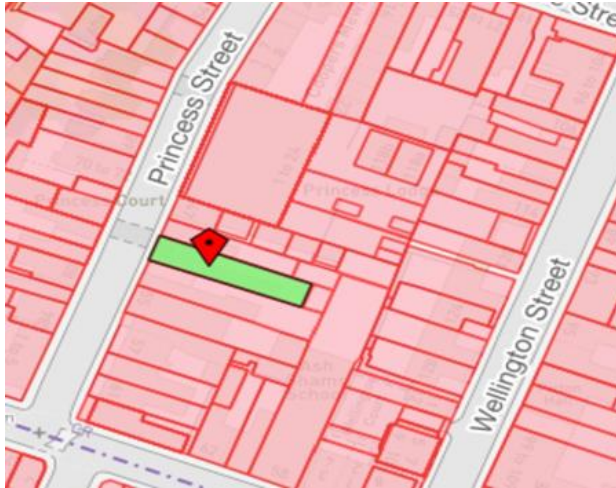
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