DUNCAN WELCH & CO

01582 725302
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- Commercial Property Sales & Lettings
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Duncan Welch & Co Ltd
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT

info@duncan-welch.co.uk

INVESTMENT / OWNER OCCUPIER OPPORTUNITY MOTOR VEHICLE REPAIR WORKSHOP WITH A ONE BEDROOMED RESIDETIAL FLAT & GROUND FLOOR OFFICE / SHOP

251 HIGHTOWN ROAD, LUTON, BEDFORDSHIRE LU2 0BZ

FOR SALE FREEHOLD

LOCATION

The property is located in Hightown Road close to the Round Green district of Luton.

DESCRIPTION

The property is fronted by a two-storey building comprising an office / shop on the ground floor with a self-contained one bedroomed flat on the first floor. A lockable driveway leads to a single-storey workshop building currently in use as a motor vehicle body repair centre.

Duncan Welch & Co Ltd 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.

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ACCOMMODATION & TENANCIES

251 Hightown Rd	**341 sq ft**	Ground Floor Office / Retail Unit. Let on a 5 year lease contracted out of the Landlord & Tenant Act 1954 from July 2022 Rental £5,000 per annum exclusive.
251 Hightown Rd	**642 sq ft**	A First Floor One Bedroomed Residential Flat which is currently vacant.
Workshop R/O 251 Hightown Rd	**3,273 sq ft**	A Motor Vehicle Repair Workshop Let on a 5 year lease contracted outside of the Landlord & Tenant Act 1954 from July 2022 Rental £22,000 per annum exclusive.

N.B. **The commercial leases exclude the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954. The Freeholder is therefore under no obligation to renew these leases upon their expiry next year in July 2027. They provide the opportunity for owner occupation at that time.**

TENURE Freehold subject to the existing leases.

PRICE **£650,000**

VAT VAT is not applicable to the sale.

VIEWING Strictly by prior appointment via sole agent: -

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