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

**23 BLOOMFIELD AVENUE
LUTON
BEDFORDSHIRE
LU2 0PT**

RESIDENTIAL CONVERSION OPPORTUNITY

FOR SALE FREEHOLD



LOCATION

The property is situated within the Round Green district of Luton, at the junction of Bloomfield Avenue with Somerset Avenue.

DESCRIPTION

The property comprises a 2 storey end of terraced premises originally constructed in the mid to late 1930's, occupying a prominent corner site. Planning Permission was granted in April 2018 for the conversion and extension of the existing building to provide 4 one bed roomed flats. Please see the drawings attached.

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.

TENURE

The building is offered for sale freehold together with the benefit of the residential development Planning Permission.

PRICE

£475,000

VAT

We are advised that VAT is not applicable to the sale price.

LEGAL COSTS

The vendors require the purchaser to contribute £1,500 plus VAT towards payment of their legal costs.

For further information and copies of Planning Permission etc

Please contact sole agent: -

DUNCAN WELCH & COMPANY

01582 - 725302

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