

**DUNCAN  
WELCH & CO**

**01582 725302**  
www.duncan-welch.co.uk

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

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

**2 TENNYSON ROAD  
LUTON  
BEDFORDSHIRE  
LU1 3RT**

**GROUND FLOOR RETAIL / OFFICE PREMISES  
FOR SALE FREEHOLD or TO LET**

**GROUND FLOOR RETAIL/OFFICE PREMISES WITH EXTERNAL  
STORE/GARAGE  
308 SQ FT (28.6M2) PLUS GARAGE/STORE**



### **LOCATION**

Situated close to Luton town centre, within a densely populated residential area. Situated nearby are a few neighbouring commercial / office and retail premises. The area affords good on street car parking and is within easy walking distance of the Town. M1 Junction 10 (Luton Airport) is a short drive away.

### **DESCRIPTION**

The property comprises a self-contained ground floor retail / office premises with return window frontages to both Baker Street and Tennyson Road.

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.

## AMENITIES

- **Electric Roller Shutters to Front Windows and Entrance Door**
- **Air Conditioned (heat & cooling)**
- **Attractively fitted out with wood flooring and spot lighting**
- **Intruder Alarm**
- **Door Entry System**
- **Fitted Kitchen & W.C.**
- **Rear Office/Storage**

## TERMS

The premises are offered for sale freehold, with vacant possession at the price of **£150.000** (One Hundred & Fifty Thousand Pounds)

Alternatively, the premises are available on a new full repairing & insuring lease for a term to be agreed. The lease will be contracted outside of The Landlord & Tenant Act 1954. at a rental of **£6,995.00** per annum exclusive

## VAT

We are advised that VAT is not applicable in this instance.

## BUSINESS RATES

We are advised that the premises have a current rateable value (RV) of £2,800 with effect from 1<sup>st</sup> April 2017.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will not be required for this property due to the size threshold.

## IMPORTANT

Any services, fixtures fittings, appliances and other items of equipment referred to in these particulars, have not been tested by this firm, and therefore no warranty can be given in respect of their condition. Prospective occupiers should satisfy themselves as to their condition.

## VIEWING

By appointment via sole agent: -

**DUNCAN WELCH & COMPANY**  
**01582 - 725302**  
[jameduncan@duncan-welch.co.uk](mailto:jameduncan@duncan-welch.co.uk)