

LOTS
60-63

19, 21, 23 & 25 Cardiff Road,
Luton, Bedfordshire LU1 1PP

To Be Offered
As 4 Separate Lots
ON BEHALF OF G. ATKINSON &
S. JAGGARD AS JOINT LPA RECEIVERS

6 WEEK COMPLETION



SITUATION

Situated close to the junction with Adelaide Street within this mixed commercial/residential location, enjoying easy access to the main A505 Dunstable Road which forms part of Luton's Inner Ring Road, some 300 yards from the prime retailing in George Street and only a short walk from the mainline Station.

Luton is a busy commercial centre and home to one of the country's main International Airports, with fast access to the M1 (Junctions 10 & 11), some 35 miles north of Central London.

PROPERTIES

A row of 4 terraced buildings **each comprising a Ground Floor Office Unit with Basement Storage plus 3 Self-Contained Residential Units** on two upper floors.

There is also a **Large Rear Car Park** accessed through an archway between Nos. 19 & 21 providing parking for each property.

VAT is NOT payable in respect of these Lots

FREEHOLD

The Surveyors dealing with these properties are **JONATHAN ROSS** and **STEVEN GROSSMAN**

PLANNING

A separate Planning consent on each property was granted on the 1st April 2008, and renewed 1st April 2011, for change of use of the ground floors to residential, some rear extensions and dormers to create a third floor level, all to provide a total of 21 self-contained flats. Please refer to Auctioneers for copy planning information.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) per lot upon exchange of contracts

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View of Rear Car Park



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 60 Reserve Below £190,000	No. 19	Bsmt Store 115 sq ft Grd Offices 385 sq ft Kitchen, WC 1st Front Flat - 3 rms, k & shwr/wc Rear Flat - 1 rm, shwr, wc 2nd Flat - 4 rms, shwr/wc 3 Parking Spaces	VACANT	3 year Licence (Holding Over)	£3,000	Planning for 5 flats (3 x 2 bed and 2 x 1 bed)
	Parking	Right of Access				National Health Service (NHS)
Lot 61 Reserve Below £190,000	No. 21	Bsmt Store 110 sq ft Grd Offices 440 sq ft Kitchen, WC 1st Front Flat - 4 rms Rear Flat - 1 rm, shwr/wc 2nd Flat - 3 rms, shwr/wc 3 Parking Spaces	VACANT			Planning for 5 flats (1 x 2 bed and 4 x 1 bed)
Lot 62 Reserve Below £190,000	No. 23	Bsmt Store 100 sq ft Grd Front Offices 495 sq ft Kitchen, WC Rear Office 160 sq ft WC 1st Front Flat - 2 rms, k & shwr/wc Rear Flat - 3 rms, shwr/wc 2nd Flat - 4 rms, shwr/wc 3 Parking Spaces	VACANT			Planning for 6 flats (1 x 2 bed and 5 x 1 bed)
Lot 63 Reserve Below £190,000	No. 25	Bsmt Store 120 sq ft Grd Offices 495 sq ft Kitchen, 2WC's 1st Front Flat - 2 rms, k & shwr/wc Rear Flat - 2 rms, shwr/wc 2nd Flat - 3 rms, k & shwr/wc 4 Parking Spaces	VACANT			Planning for 5 flats (1 x 2 bed and 4 x 1 bed)