

6 WEEK COMPLETION



SITUATION

Located in a prime retail position in the pedestrianised town shopping centre of Luton, a few yards from the Town Hall, opposite the **Arndale Shopping Centre** and amongst many multiple occupiers including **Primark, McDonalds, HSBC, BHS, Lloyds TSB, Santander, Betfred** and **Nationwide**. The property is within close proximity to Luton Rail Station (First Capital Connect) which takes approximately 30 minutes to London St. Pancras.
Luton lies approximately 35 miles north of Central London with good road links via the M1 (Junctions 10 & 11).

PROPERTY

A substantial attractive modern 3 storey mid terrace property comprising a **Ground Floor Shop** with separate front entrance lobby leading to a **Passenger lift plus 2 Escalators to First and Second Floor Offices**. In addition, there is access via a rear service road for loading/unloading purposes.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

Vacant Shop and 2 Storey Offices

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Gross Frontage	40'3"
Built Depth	84'3"
No. 67:	
Internal Width	24'9"
Shop Depth	74'3"
ITZA Approx	1,470 units
Area Approx	2,450 sq ft
2 WCs	
No. 65:	
Ground Floor Lobby	
Area Approx	350 sq ft
First Floor Offices	
Area Approx	2,800 sq ft
Disabled WC	
Second Floor Offices	
Area Approx	1,500 sq ft
3 WCs	
Total Office Area Approx	4,650 sq ft
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Total Building Area Approx	7,100 sq ft



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VENN'S SOLICITORS
Lawrence Graham LLP – Tel: 020 7759 6526
Ref: D Hayward Esq – Email: david.hayward@lg-legal.com

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