

Freehold Mixed-Use Premises

9 High Street, Leagrave, Luton, Bedfordshire, LU4 8JU

FOR SALE

587 SqFt (54.58 m²)



LOCATION

The property is close to the junction of Oakley Road and a short walk to Leagrave train station, Marsh Road and Sundon Park Road.

DESCRIPTION

The premises are arranged over ground, first and second floor. At ground floor level the commercial area has been used as a launderette for many years and forms part of a small but established terrace. At upper level is a maisonette. The property now becomes available due to retirement.

- Tiled flooring.
- Double aluminium shop front.
- 2-3 car spaces at the rear.
- Suspended ceiling.
- Rear store/plant room.
- Shop width 4.73m.
- LED lighting.
- Single w/c.
- Shop depth 11.54m.

TERMS

The property is available to purchase upon a freehold basis for **£399,000**.

RATEABLE VALUE

The Rateable Value for the subject property is £7,100 (please note this is not rates payable).

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are advised that VAT will not be applicable.

VIEWING

For further information or an appointment to view, please contact general selling agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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