

Consented Mixed-Use Development Site

2-12 Bolton Road, Luton, Bedfordshire, LU1 3HR

FOR SALE

7,233 SqFt (671.96 m²)



DESCRIPTION

Planning consent at appeal has been obtained for the demolition of an industrial unit and the construction of a new 6 storey, town centre block of flats with commercial premises upon the ground floor. The subject site is located close to Bedfordshire University and Luton town centre.

Appeal Ref:- APP/B0230/W/21/3275436 dated 09 March 2022.

- Site area 0.04 hectare/0.098 acre.
- 2 allocated parking spaces.
- Ground floor commercial area totalling 1,202 sqft (112 m²).
- Residential area totalling 6,027 sqft (560 m²).
- Total – 7,233.36 sqft (672 m²).

TERMS

The industrial unit is currently let and a Deed of Surrender has been entered into to enable vacant possession in order for the development to commence. The premises are owned in a single asset company. The shares in this company are for sale which will offer the purchaser a financial saving on Stamp Duty Land Tax.

Available freehold at **£895,000**.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

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



Tel: 01582 401 221 Email: s.w@srwood.co.uk Website: www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.