

## Business Unit (Requires Refurbishment)

## FOR SALE



14-16 Chase Street, Luton, Bedfordshire, LU1 3QZ

1,569 SqFt (145.80 m<sup>2</sup>)

### LOCATION

Chase Street is located in South Luton, in what is known as the New Town suburb. The subject property is approximately 325m to Luton's inner ring road (A505) and 1.4 miles to J10 of the M1.

### DESCRIPTION

The detached property is arranged over ground and first floor. It has rendered external elevations and a tiled pitched roof containing Velux style windows. Furthermore there is a roller shutter to the front of the property and a small courtyard to the rear of the property.

The property has had a lack of maintenance and has suffered from water damage. It is therefore in need of some refurbishment and is priced accordingly.

### TERMS

The freehold interest is available for **£200,000**.

### RATEABLE VALUE

The Rateable Value for the subject property is £15,750. Please note this is not Rates payable.

Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## 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.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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