

**UNIT D3, IVINGHOE BUSINESS CENTRE, BLACKBURN ROAD,
HOUGHTON REGIS, BEDFORDSHIRE, LU5 5BQ**



FACTORY/WAREHOUSE

FOR SALE

£235,000

1,795.30 SQFT (166.96 M²)

DESCRIPTION

Ivinghoe Business Centre is a purpose built development of similar size/styled units within an established commercial area.

Unit D3 is mid terraced and comprises the following:

- Ground floor 1,000 sq ft/92.97 sq m.
- Mezzanine floor 795.30 sq ft/73.88 sq m.
- Roller shutter door access.
- 2 allocated car spaces plus communal visitor parking.
- Ground = stores and office.
- Mezzanine = w/c, large kitchen, office and stores.

LOCATION

Houghton Regis is located between Luton and Dunstable, having good access to the M1, Junction 11a, and the A5 to Milton Keynes.

TERMS

The property is available to purchase at £235,000.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £15,500 (please note that this is not rates payable). Further information is available at www.tax.service.gov.uk

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

VAT

Plus V.A.T. at the appropriate rate if applicable.

VIEWING

For further information or an appointment to view, kindly contact sole selling agents S. R. Wood & Son Ltd.

01582 401 221

Click the icons below to be redirected to the website or relevant social media page



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