

29 COLLINGDON STREET, LUTON, BEDFORDSHIRE, LU1 1RT



**TO LET/
FOR SALE**

**£9,500 pax/
£150,000 FH**

563 SQFT (52.30 M²)

DESCRIPTION

The refurbished, single storey, pavement lined premises benefit:

- Partitioned office/store towards the rear.
- Security roller shutter.
- Single w/c.
- Large shop window.
- Laminate plank flooring.
- Potential for residential conversion subject to planning permission.
- On road parking bays.

LOCATION

The premises are located within Luton town centre and have for several years been used for the sale of sport supplements and clothing, and prior to that a mortgage/finance office and an IT consultancy.

TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at £9,500 per annum exclusive. Our client is considering selling his freehold which is available at £150,000 plus V.A.T.

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 £6,800 (please note this is not the rates payable). Further information is available at www.tax.service.gov.uk

VAT

We are verbally informed that V.A.T. is applicable to the rent.

VIEWING

For further information or an appointment to view, kindly contact sole letting/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



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

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