

9 HIGH STREET, LEAGRAVE, LUTON, BEDFORDSHIRE, LU4 9JU



RETAIL PREMISES

FOR SALE

£225,000

587.49 SQFT (54.58 M²)

DESCRIPTION

The purpose-built commercial premises have been used as a laundrette for many years and form part of a small terrace. The property now becomes available due to retirement. A buyer may wish to continue with the business.

- 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.

LOCATION

The property is close to the junction with Oakley Road and a short walk to Legrave train station/Marsh Road/Sundon Park Road.

TERMS

The shop is available to purchase upon a new 999 year ground lease at a peppercorn ground rental at £225,000.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property as at 01 April 2023 is £7,100 (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

We are verbally advised V.A.T. is not 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



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.