

2-12 BOLTON ROAD, LUTON, BEDFORDSHIRE, LU1 3HR



CONSENTED DEVELOPMENT SITE FREEHOLD FOR SALE

7,233 SQFT (671.96 M²)

£895,000

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).

The dwellings range between 61.50 m² and 64.50 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 costs incurred.

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.

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