

UNIT 2, 53-55 DUDLEY STREET, LUTON, BEDFORDSHIRE,
LU2 0NP



LIGHT INDUSTRIAL PREMISES

TO LET/FOR SALE

£12,000 pax/£85,000

881 SQFT (81.84 M²)

[YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

DESCRIPTION

The premises are purpose built and benefit a shared, gated forecourt with allocated parking.

- Brick elevations.
- Steel framed construction.
- 3 phase electric.
- Fluorescent lighting.
- Solid paint sealed floor.
- W/c.
- Roller shutter door.

LOCATION

Dudley Street is located off Midland Road/Old Bedford Road, on the fringe of Luton town centre, within the High Town suburb.

TERMS

The property is owned upon a ground lease basis with circa 50 years remaining. This lease can be purchased for £85,000. Alternatively, the property can be leased for a term to be agreed at £12,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is £9,200 (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 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



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