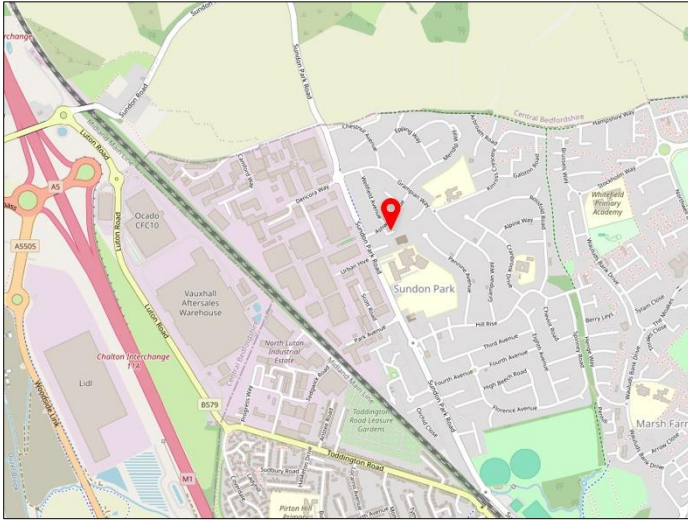


## LAND R/O ASHWELL RETAIL PARADE, ASHWELL AVENUE, LUTON, BEDFORDSHIRE, LU3 3AY



## POTENTIAL DEVELOPMENT/ STORAGE LAND FOR SALE

**£57,500**

**4,300 SQFT (400 M<sup>2</sup>)**

### DESCRIPTION

The land benefits vehicular access and is fenced and gated. Subject to any approvals it may be suitable for storage, development etc. There are no mains services, i.e. electric, on site.

### LOCATION

Ashwell Avenue is located within the Sundon Park suburb of Luton.

The land is located behind the Ashwell Retail Parade.

### TERMS

The freehold interest is available for £57,500.

### LEGAL COSTS

Each party to bear their own legal costs incurred.

### VAT

We are 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](mailto:s.w@srwood.co.uk)    Website: [www.srwood.co.uk](http://www.srwood.co.uk)**  
**Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX**

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**Registered Office:** as above | **Registered in England:** 2780388 | **VAT No:** 354 130 682

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