6-8 PARK STREET

Consented Town Centre Residential Development Opportunity

6-8 Park Street, Luton, Bedfordshire, LU1 3EP



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truGym



KEY FEATURES:

- Planning Permission Granted
- 19 Residential Units
- Conversion of Existing Floors
- 2 Additional Floors
- Town Centre Location

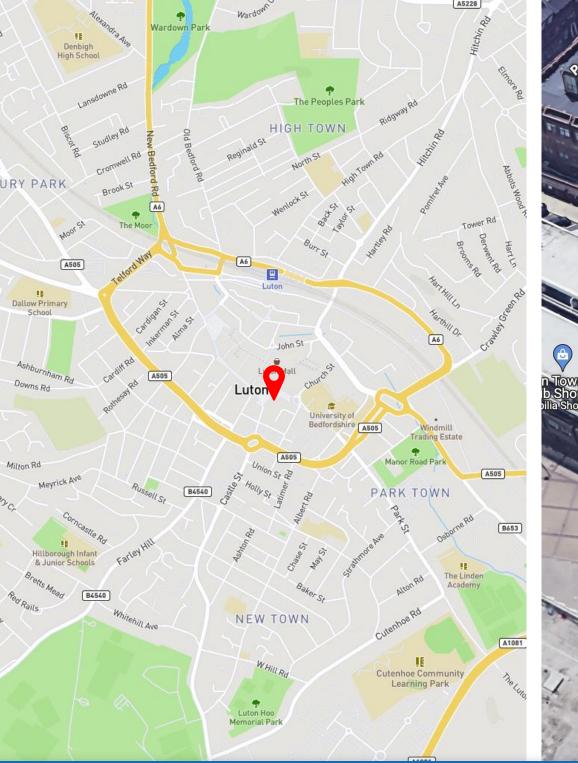
ACCOMMODATION:

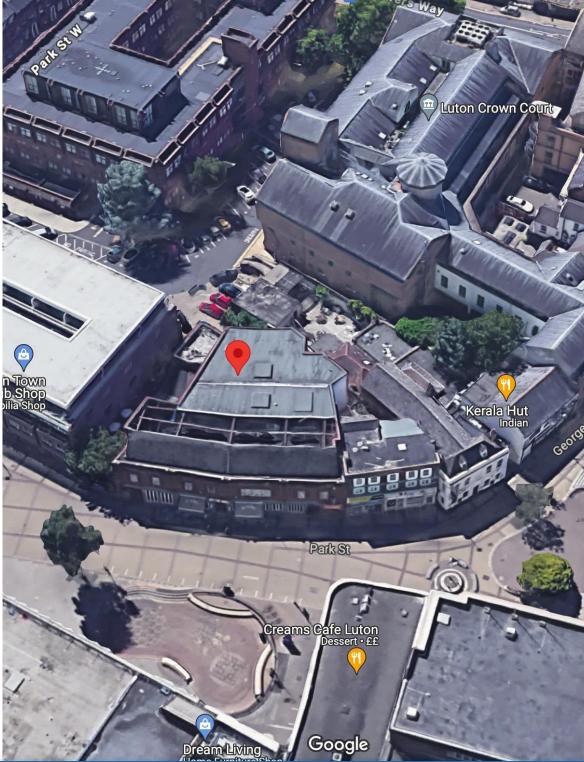
<u>15,938 SqFt</u> (1,480.70 m²)

Component	SqFt	M ²
First Floor	4,753	441.60
Second Floor	1,713	159.10
Proposed Third & Fourth Floor	9,472	880.00

VIDEO-TOUR:

A comprehensive video-tour of this property is available to watch. Please <u>click here</u> to view it.





LOCATION:

The subject property is prominently positioned on Park Street in Luton town centre. As such, all town centre amenities are within walking distance and other amenities within proximity.

- Luton Mainline Train Station = 470m
- The Mall = 135m
- University of Bedfordshire = 100m
- Town Centre Amenities (retail, food and beverage, banking, etc)
- London Luton Airport = 1.65 miles
- Luton & Dunstable Hospital = 2.80 miles
- Proposed LTFC Power Court Development Site = 325m

DESCRIPTION:

Currently arranged over ground, first and second floor the premises are occupied by a public house at ground floor level and vacant upon the upper floors.

Planning permission has been obtained (Planning Ref No: 22/00574/FUL) for a total of 19 new residential dwellings as per the following.

Floor	Bedrooms	Quantity
First & Second	1-bed	8
First & Second	2-bed	2
Proposed Third & Fourth Floor	1-bed	7
Proposed Third & Fourth Floor	2-bed	2

TERMS:

With the benefit of planning permission, the property is available to purchase on a freehold basis for $\underline{\mathbf{£1,100,000.}}$

Please note that our client wishes to retain the ground floor (public house) upon the existing ground lease, although may consider selling this too, subject to agreement.

RATEABLE VALUE:

The Rateable Value for the first and second floor is £48,000 (please note this is not rates payable).

Further information is available at <u>www.tax.service.gov.uk</u>

LEGAL COSTS:

Each party to bear their own legal and professional costs incurred.

VAT:

We are advised that VAT is not applicable.





VIEWING:

For further information or an appointment to view, please contact sole selling agency S.R. Wood & Son Ltd.

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