

# 6-8 PARK STREET

Consented Town Centre Residential Development Opportunity

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

**S.R. Wood & Son**

Est. 1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)





## **KEY FEATURES:**

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

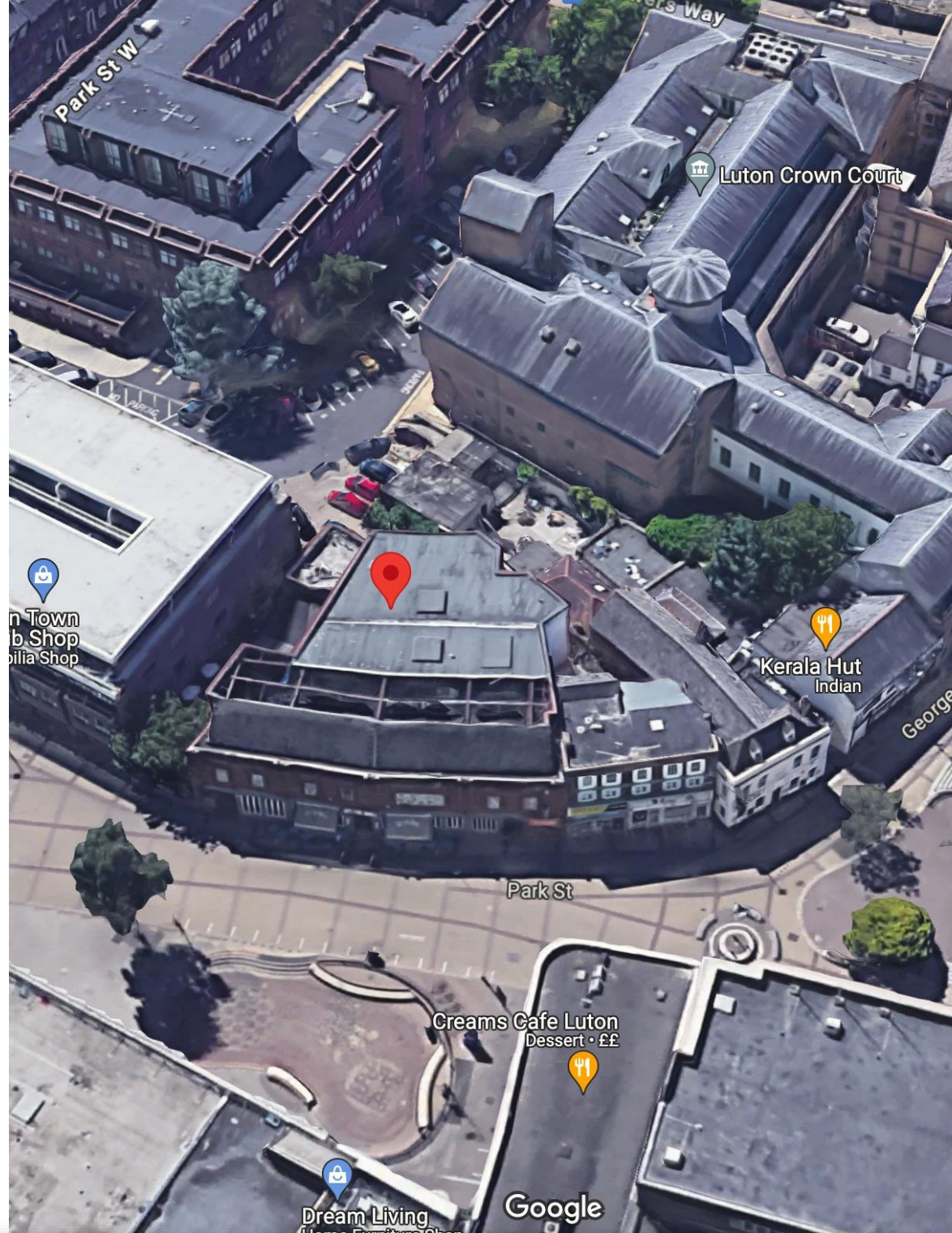
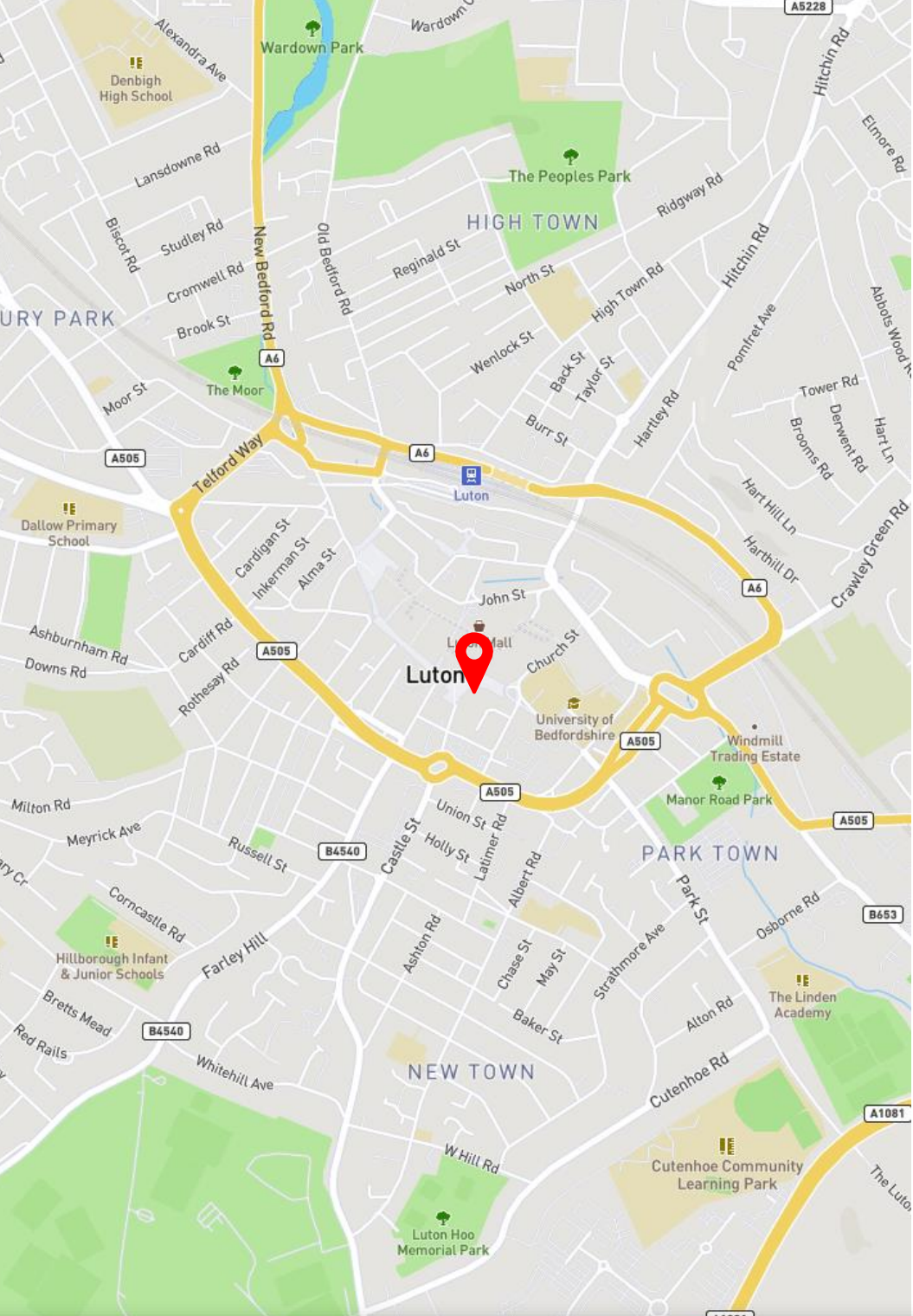
## **ACCOMMODATION:**

**15,938 SqFt**  
**(1,480.70 m<sup>2</sup>)**

Component	SqFt	M <sup>2</sup>
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 [click here](#) 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 **£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 [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS:

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

## VAT:

We are advised that VAT is not applicable.

