

6-8 PARK STREET

Substantial Town Centre Premises FOR SALE

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk



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



KEY FEATURES:

- Rare Freehold Opportunity
- Town Centre Location
- Predominantly Open Plan
- Suitable for a variety of uses (STPP) such as gym, showroom, church, education, office, etc.

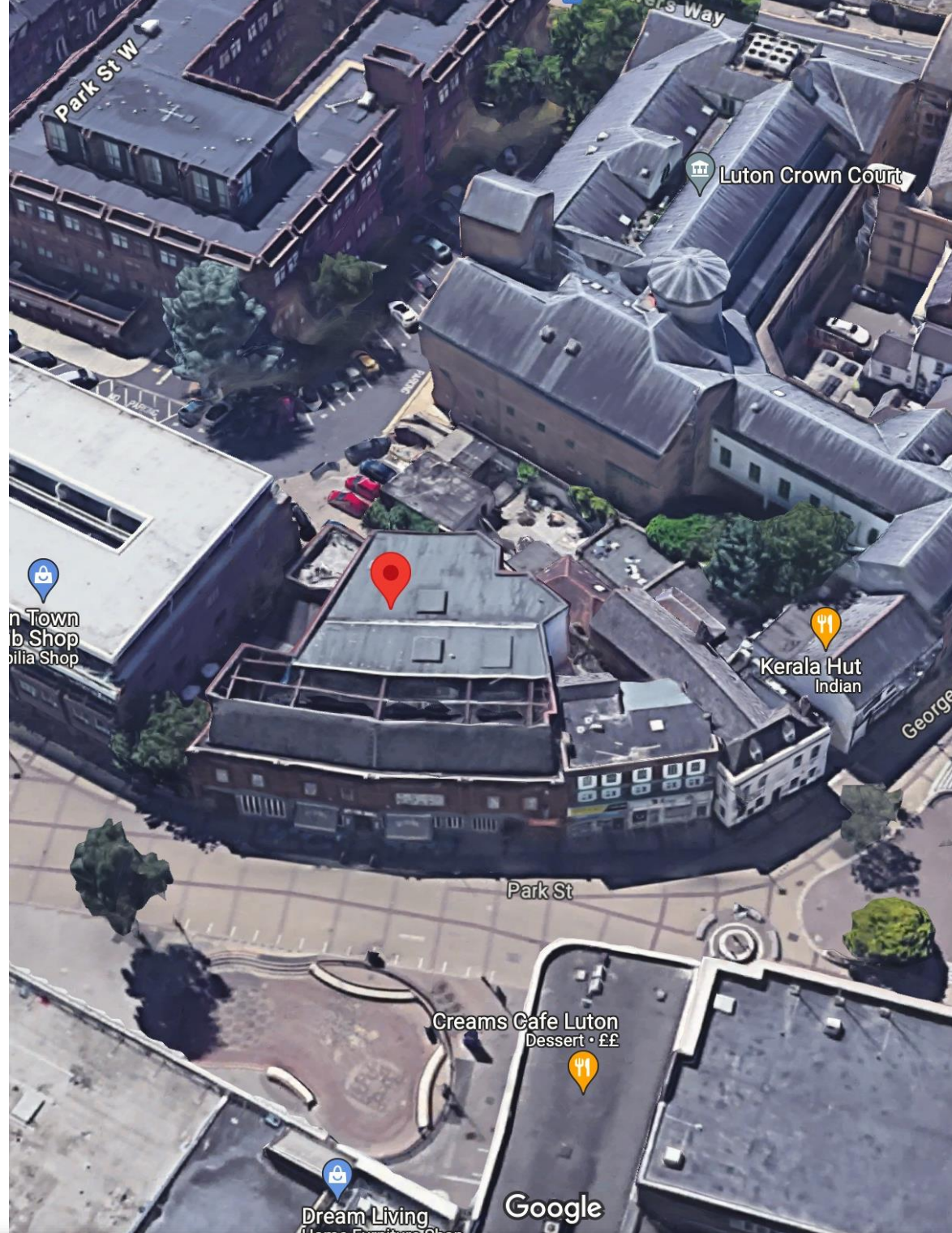
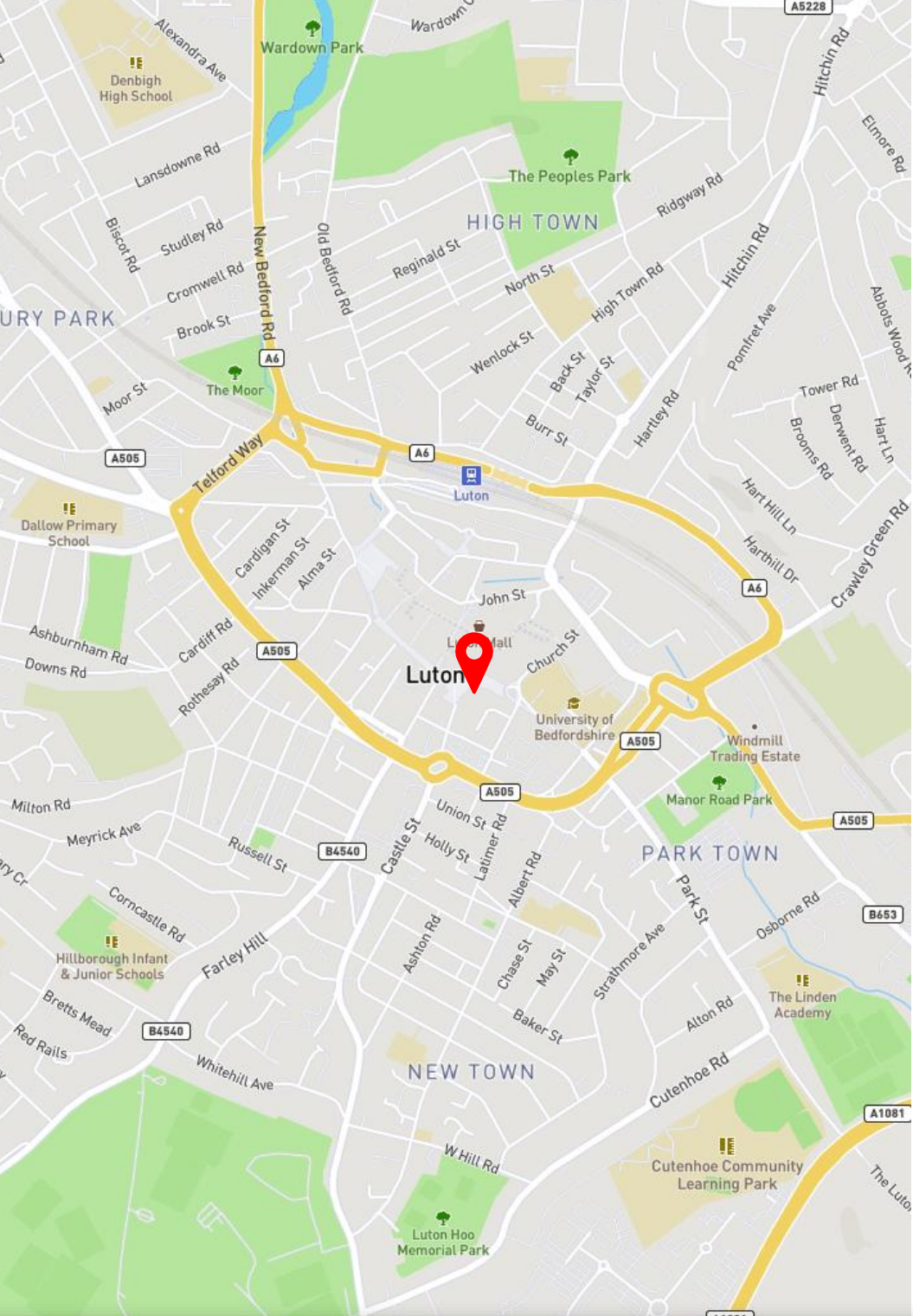
ACCOMMODATION:

6,446 SqFt
(600.71 m²)

Component	SqFt	M ²
First Floor	4,753	441.60
Second Floor	1,713	159.10

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:

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 – formerly occupied by a gymnasium and fitted out accordingly.

The upper floors are predominantly open and benefit from solid floors, suspended ceiling, LED lighting, WC facilities, changing room, a central stairwell, a fire exit stairwell, and ground floor access onto Park Street.

Planning permission has been obtained (Planning Ref No: 22/00574/FUL) for redevelopment of a total of 19 new residential dwellings, although should a purchaser wish to occupy the premises themselves or rent it out, the consented scheme does not have to be implemented.

TERMS:

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).

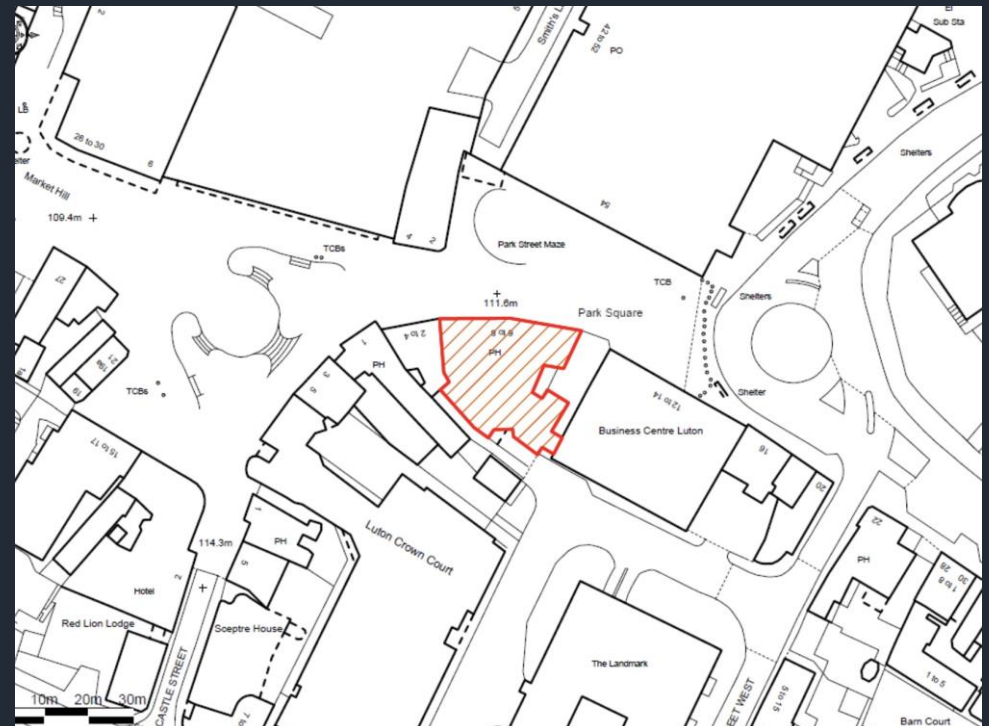
Further information is available at www.tax.service.gov.uk

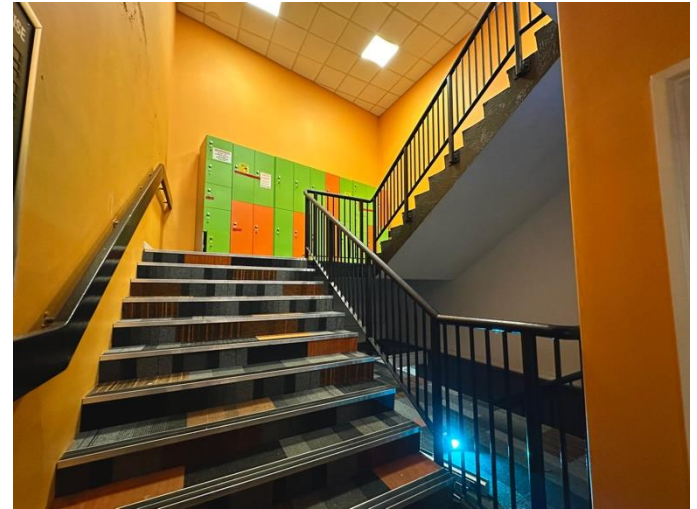
LEGAL COSTS:

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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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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