

**6 WEEK COMPLETION**



View towards the property

**SITUATION**

Occupying a busy trading position within this established parade, adjacent to **Ladbrokes**, close to the junction with Oakley Road and serving the surrounding residential area approximately 3 miles north-west of Luton town centre and under 1 mile from the M1 (Junction 11).

Luton lies approximately 30 miles north of Central London and benefits from excellent transport links to the M1 (Junctions 10 and 11), the railway network and a major airport which is approximately 5 miles away.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors. The property also includes a **Garage** which is situated to the rear accessed via Piggotts Lane.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 5 (Ground Floor Shop)	Gross Frontage 16'9" Internal Width 15'7" Shop and Build Depth 38'6" WC	Mrs N Davies (Hair Salon)	12 years from 25th March 2004	£11,000	FRI <b>Rent Review 2014</b>
No. 17 (First & Second Floor Maisonette)	Not Inspected	Individual	99 years from 25th December 2002	Peppercorn	FRI
Garage		David Clarke	12 months from 20th March 2011	£1,200	Rent fully paid in advance
<b>TOTAL</b>				<b>£12,200</b>	

**£12,200 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

Coley & Tilley - Tel: 0121 643 5531  
Ref: G Griffiths Esq - Email: gg@coleyandtilley.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts