

**6 WEEK COMPLETION**



**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 Flat** 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 Flat)	Not Inspected	Individual	99 years from 25th December 2002	Peppercorn	FRI
Garage					Previously let at £1,200 p.a.

**VACANT**

**TOTAL**

**£11,000 Plus  
Vacant Garage**

**£11,000 per annum  
Plus Vacant Garage**

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

MLC Solicitors – Tel: 020 8514 3000  
Ref: B. Cowan Esq - Email: bcowan@mlclaw.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 £350 (including VAT) upon exchange of contracts