

**4 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Duke Street in this established parade of local traders together with **Coral** and **Best-One**, serving the surrounding residential area, just to the north of Luton town centre. Luton Main Line Station is also within close proximity.

Luton lies approximately 35 miles north of Central London with good road links via the M1 (Junctions 10 & 11).

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via a front communal doorway to a **Self-Contained Flat** on part ground, first and attic floors. In addition, the property includes a **Rear Garden**.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 12'0" Internal Width 11'1" (max) Built Depth 23'7" WC	<b>Miss Cheng Zhang (Chinese Health Centre)</b>	3 years from 16th August 2011 (Outside s.24-28 L & T Act 1954)	<b>£6,200 (inclusive of insurance premium of £200)</b>	IRI <b>Tenant's Break any time on 6 months prior notice.</b> <b>£500 Rent Deposit held</b>
Part Ground, First & Attic Floor Flat & Rear Garden	2 Rooms plus Attic Room (5'9" restricted head height), Kitchen, Shower Room/WC Plus Garden	Individual	6 months from 10th September 2013	<b>£7,800</b>	AST <b>£550 Rent Deposit held</b>
<b>TOTAL</b>				<b>£14,000</b>	

**£14,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
Carpenters Rose – Tel: 020 8906 0088  
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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 £500 (including VAT) upon exchange of contracts