



**ON BEHALF OF TRUSTEES
6 WEEK COMPLETION**

SITUATION

Located close to the pedestrianised George Street near to the town centre and amongst a variety of local traders and multiples such as **The Salvation Army, Haart Estate Agents, The Tanning Shop** and a **Money Shop**. Luton lies approximately 35 miles north of central London with good road links via the M1 (Junctions 10 & 11).

PROPERTY

An attractive terraced building comprising a **Ground Floor Shop (with A2 Use)** plus internal access to **Commercial Accommodation** on the 3 upper floors.

In addition there is rear pedestrian access from Peel Street which may facilitate the upper part being self-contained.

VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

£11,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'9"
Internal Width	11'7"
Shop Depth	43'3"
Built Depth	51'6"
WC	

First Floor

2 Offices

Second Floor

2 Offices

Third Floor

1 Office, Kitchen & WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr J. Sethee (t/a Raymond Fox Property Services)** for a term of 10 years from 25th March 2006 at a current rent of **£11,500 per annum** exclusive.

Note: The Lessee has a personal rent concession to £10,350 p.a. from September 2015 which falls away upon change of Freehold ownership.

VENDOR'S SOLICITORS
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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