



### SITUATION

Located in this busy local shopping centre serving the surrounding residential area, opposite **Poundstretcher** and with **Lidl** and **Iceland** close by and amongst such other multiples as **Greggs**, **William Hill**, **NatWest** and a host of local traders.

Luton lies approx. 10 miles west of Stevenage and benefits from good road links via the M1 (Junction 11).

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** (known as No.16) at first and second floor levels with private parking for 2 cars.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'9"
Shop Depth	39'8"
Built Depth	46'0"
WC	

#### First and Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

### TENANCY

The entire property is let on a full repairing and insuring lease to **Indigo Residential Limited as an Estate Agency (having 4 branches)** for a term of 10 years from 15th April 2015 at a current rent of **£18,000 per annum** exclusive.

#### Rent Review and Tenant's Break 2020

**Note: We understand that the flat is sublet on an AST.**

**£18,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Joshua Platt**

#### Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
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For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page