



SITUATION

Located close to the junction with Concorde Street within this established industrial estate just off the main A6 which links with the A505, just north of the town centre.

Luton is a well known commercial centre with an International Airport, being approx. 30 miles north of central London.

PROPERTY

A detached **Commercial Building** on ground, first and second floors together with a **gated front forecourt for parking/loading**.

ACCOMMODATION

Ground Floor

GIA Approx. 2,250 sq ft

First Floor

GIA Approx. 1,800 sq ft

Second Floor

GIA Approx. 260 sq ft

Total GIA Approx. 4,310 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 99 years from 1st October 1960 (thus having approx. 36 years unexpired) at current ground rent of £2,900 p.a. subject to rent reviews in 2030 and 2044.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition and excluding the roof) to **World Mission Agency – Winners Chapel International (as a place of worship)** for a term of 5 years from 28th March 2019 (**in occupation since 2014 – renewal of a previous lease**) at a current rent of **£20,000 per annum** exclusive.

Note 1: The tenant did not operate their March 2022 Break Clause.

Note 2: The lease to World Mission Agency – Winners Chapel International is excluded from s24–28 of the Landlord & Tenant Act 1954.

Note 3: There is a £5,000 plus VAT Rent Deposit held.

Net rent £17,100 p.a.

The Surveyors dealing with this property are
Steven Grossman and John Barnett

Vendor's Solicitors

Taylor Walton LLP

Tel: 01582 731 161 Ref: Dermot Carey

Email: demot.carey@taylorwalton.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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The Property



Internal View - Ground Floor

