



SITUATION

Located at the junction with George Street in the pedestrianised town centre, opposite **The Mall Luton** which includes a **Lidl Supermarket**, diagonally opposite the **Bedfordshire University Luton Campus** and amongst a host of other multiple retailers including **Farmfoods**, **Creams**, **Coral**, **NatWest**, **Barclays**, **Admiral Casino** and others. **In addition, Luton Town Football Club is aiming to open its new stadium in 2026 which will be located in nearby Power Court approx. 1/3 mile distant.**

Luton is a well known commercial centre approx. 30 miles to the south and the town benefits from easy access to the M1 (Junctions 10 & 11).

PROPERTY

A substantial end of terrace building comprising a **Ground Floor Pub with Ancillary Space** on the mezzanine floor together with separate front access to a **Commercial Unit (previously used as a gym)** on first and second floors. In addition, the property includes a **Rear Loading Bay** which can be accessed from Park Street West.

Refer to Auctioneers for the video tour of the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The 999 Year Leasehold interest of the ground floor pub & mezzanine of this property is also being offered for sale in this auction – see Lot 7.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Pub & Mezzanine Floor	Ground Floor Pub GIA Approx. 5,166 sq ft Mezzanine Floor GIA Approx. 236 sq ft Total GIA Approx. 5,402 sq ft		999 years from completion (see Lot 7)	Peppercorn	Effectively FRI
Ground Floor Entrance and First & Second Floors (Commercial Unit – previously a gym)	Ground Floor Entrance GIA Approx. 215 sq ft First Floor GIA Approx. 5,866 sq ft Second Floor GIA Approx. 2,852 sq ft Total GIA Approx. 8,933 sq ft		VACANT – See ‘PLANNING’ section		

PLANNING

The property benefits from the following Permissions which together provides for **19 flats (17 × 559 sq ft 1 bed flats and 2 × 753 sq ft 2 bed flats)**:

- Planning Permission was granted by the Borough of Luton on 22nd September 2022 for 'Erection of two storey above existing property to create a 4 storey building comprising of 3 residential units on 2nd floor and 6 residential units on third floor and new stair and lift core to rear and minor amendments to ancillary, refuge, plant and cycle areas.' Ref. 22/00574/FUL.
This Planning would effectively enable the creation of 7 × 1 bed flats and 2 × 2 bed flats.
- Planning Permission was granted by the Borough of Luton for 'External alterations to the front, rear and side fenestration of the building including infilling and creation of windows and doors with balconies (pursuant to application No. 22/01289/PACOM)'. Ref. 22/01337/FUL.

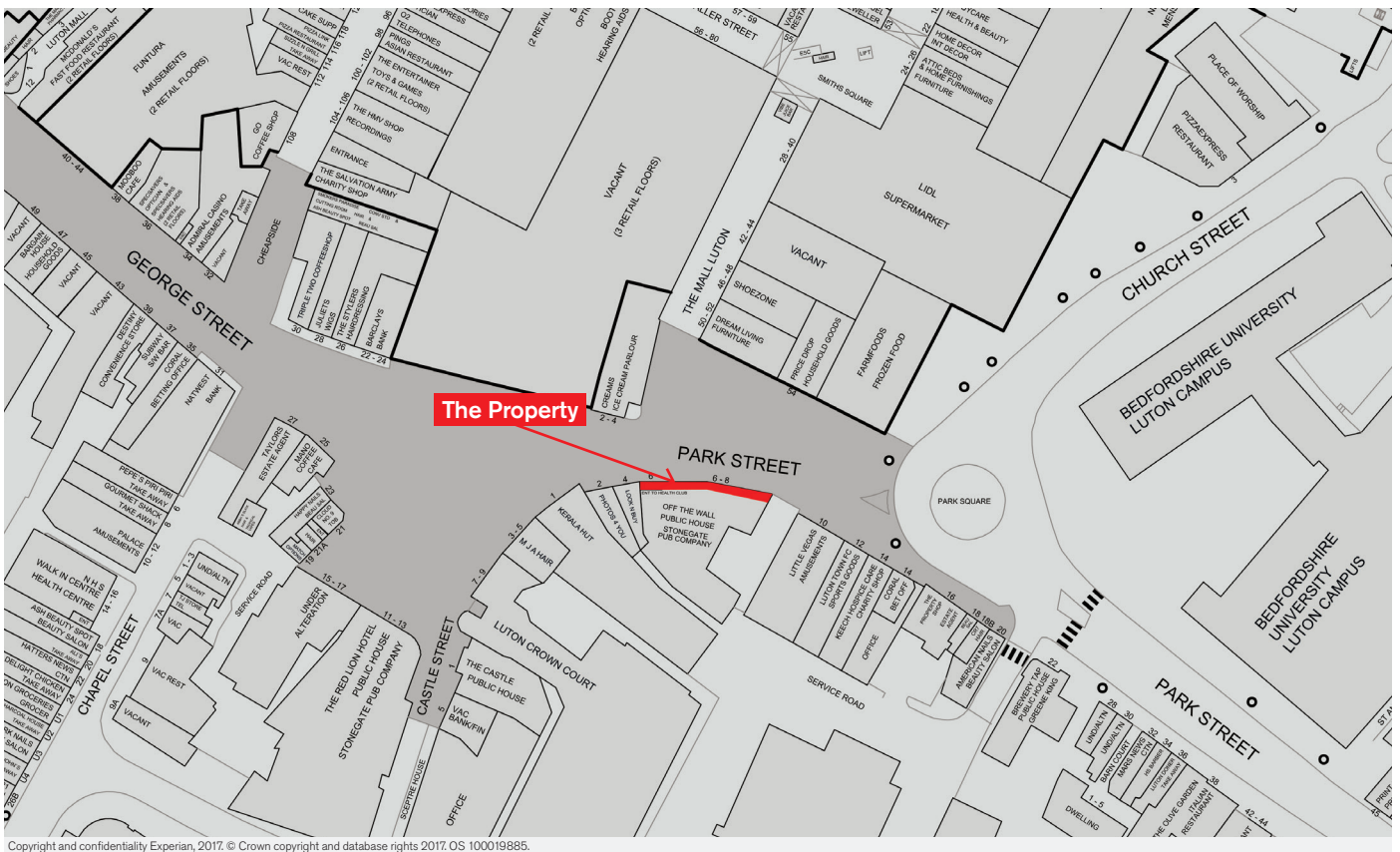
- A Planning Decision Notice was granted by Borough of Luton on 18th January 2023 for 'Request for a determination as to whether prior approval is required under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 – Change of use of part of the ground, first floor and part of second floors from a gym (use class E) to 10 residential units (use class C3)'. Ref. 22/01289/PACOM.

This Decision would effectively enable the creation of 10 × 1 bed flats.

Refer to the Auctioneers for the Planning Documentation.

- The implementation of the combined schemes totalling 19 Flats (17 x 1 Bed & 2 x 2 Bed) requires agreement with the ground floor leaseholder relating to consent to rear part areas allowing for new lift and stair core.**
- The implementation of the scheme for 10 x 1 Bed Flats is based on existing on-site condition without the need for any consent from the ground floor leaseholder.**
- The vendor's architect has advised that with some internal re-arrangement, it may be possible to increase the 10 Flat scheme to a 12 x 1 Bed Flat scheme, subject to obtaining the necessary consents.**





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Town Centre Residential Development Opportunity

The Surveyors dealing with this property are **Steven Grossman and Jonathan Ross**

Vendor's Solicitors

Joelson
 Tel: 020 7580 5721 Ref: Clive Bearman
 Email: clive.b@joelsonlaw.com

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'