



Land R/o Nursery Parade, Nursery Road, Luton, LU3 2QP

Land & 4 Lock Up Garages

Summary

Tenure	To Let / For Sale
Available Size	2,154 sq ft / 200.11 sq m
Price	£80,000
EPC Rating	EPC exempt - Stand-alone building < 50m2

Key Points

- For Sale/To Let
- Vacant Possession
- 4x Garages
- Development Potential (STPP)
- Parking/Storage (STPP)

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Location

The subject land and garages thereon are situated off Nursery Road, Luton. Nursery Road is accessed via Marsh Road, which forms one of the town's principle commercial districts outside the town centre. Within proximity are a variety of local, regional and national businesses. The wider surrounding area forms the Leagrave suburb of Luton.

Description

The land consists of approximately 2,154 sqft (200.14 m2); this site area excludes the driveway which leads to the land - although the driveway does form part of the land's Title. Upon the land are 4 lock-up garages - all of which are vacant. Subject to any necessary permissions, the land might be suitable for storage purposes, parking or development. In respect of development, our client has submitted a pre-application to the Local Planning Authority. Subject to certain conditions being met in line with the NPPF, it is felt that residential development could be feasible.

Terms

The site is available upon a freehold basis, with vacant possession, for £80,000.

The site is also available by way of a new lease for £8,000 per annum exclusive.

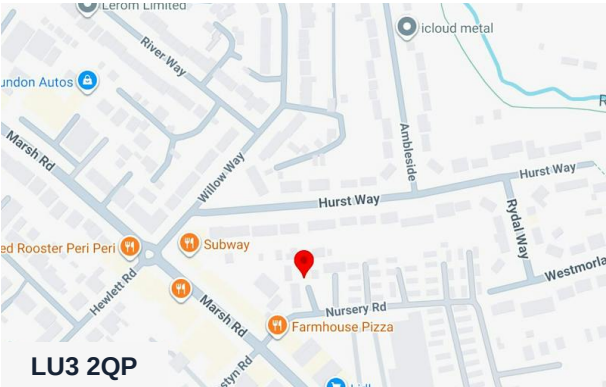
NB: we draw attention to rights of way over the land and a shared responsibility for the maintenance of the driveway. Further information is available upon request.

Costs

Each party is to bear its own costs incurred.

VAT

Plus VAT at the appropriate rate, if applicable.



Viewing & Further Information



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