



25-33 Hastings Street, Luton, LU1 5BE

Town Centre Business Unit with Vacant Possession

Summary

Tenure	For Sale
Available Size	2,594 sq ft / 240.99 sq m
Price	£450,000
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Detached Building
- Enclosed Yard
- Vacant Possession
- Fringe Town Centre Location
- Forecourt Parking
- Development Potential (STPP)

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Location

Luton is one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and three train stations with high-speed services to London St Pancras. The town is also served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

The subject property is situated on the southern fringe of Luton town centre, just off the A505 inner ring road. All town centre amenities are within proximity, to include Luton Point (shopping centre), mainline train station, Bedfordshire University, shops, cafes, restaurants, pubs, banking, etc. London Luton Airport is within a short drive as well as J10 of the M1.

Description

The subject property is a detached commercial building comprising 2,594 sqft (240.99 m2). Externally there is an enclosed yard and forecourt parking. The property has been used for light industrial and storage purposes for many years and is now available with vacant possession. It would suit a variety of uses under User Class E. For example: office, light industrial, gymnasium, leisure, etc. Other uses may be suitable STPP.

Terms

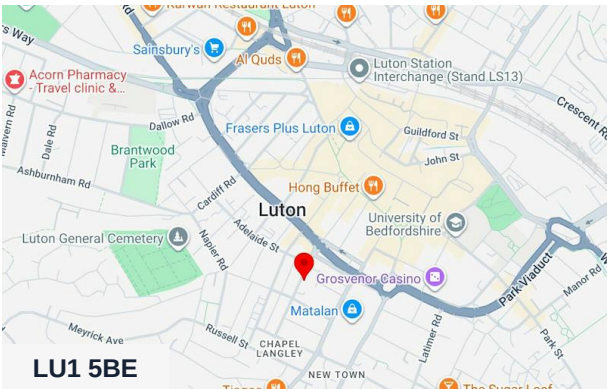
The property is available to purchase for £450,000. The interest is freehold and the building is available with vacant possession.

VAT

The VAT position is to be confirmed.

Cost

Each party is to bear its own legal and professional costs incurred.



Viewing & Further Information



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