

Detached Brick Built Premises

Victorian Garage, R/o 72 New Bedford Road, Luton,
Bedfordshire, LU3 1BT

FOR SALE

342 SqFt (31.75 m²)



LOCATION

The property is located to the rear of the former Leaside Hotel and accessed off Old Bedford Road, Luton.

DESCRIPTION

The premises have been used as a (dark) commercial kitchen for several years in pizza production. Subject to any necessary planning consents, the premises may be suitable for a variety of uses including commercial or residential.

The property benefits from a mezzanine floor (with restrictive access) and a loading door to the front. There is a single-phase electricity supply, mains water and foul drainage.

TERMS

The freehold interest is available with offers sought in excess of **£50,000**.

RATEABLE VALUE

The property is not registered for Business Rates. Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are verbally advised that VAT will not apply to the sale price.

VIEWING

For further information or an appointment to view, please contact sole selling agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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