

## Potential Residential Conversion Opportunity Suitable for Alternative Uses (STPP)

Premiere House & Whitehill House, 6-8 Union Street, Luton,  
Bedfordshire, LU1 3AN

## Freehold For Sale

5,328 SqFt (495 m<sup>2</sup>)



### LOCATION

Located in the county of Bedfordshire, Luton is a large town with exceptional connectivity, benefitting from an international airport and 3 train stations with high-speed services to London St Pancras. Furthermore, the town is 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 The Mall, mainline train station, Bedfordshire University, shops, cafes, restaurants, banking, etc.

A number of key development sites are also within proximity. Firstly, the former Bute Street carpark, which is to house a new performing arts venue called The Stage and a mixture of residential and commercial premises. Secondly, Power Court, which is to house a new stadium and will be the new home of Luton Town Football Club.

### DESCRIPTION

The subject premises are arranged over lower ground, ground, first and second floor. Whilst formed of two addresses, the building is inter-connected as one and totals 5,328 sqft (495 m<sup>2</sup>).

Until recently the property has been occupied as offices and is now unoccupied. It is felt that there is strong potential for residential conversion under Permitted Development Rights.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£595,000** for the freehold interest in the subject premises subject to vacant possession.

## RATEABLE VALUE

The Rateable Value for the subject property is to be confirmed. Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate if applicable.

## VIEWING

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



Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate



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