

## Land & Garages

4 Garages & Land R/o Houses, Nursery Road, Luton, Bedfordshire

**For Sale**

2,154 SqFt (200.14 m<sup>2</sup>)



### LOCATION

The subject land and garages thereon is situated off Nursery Road, Luton. Nursery Road is accessed via Marsh Road, which forms one of the town's principle commercial districts. 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 m<sup>2</sup>); this site area excludes the driveway which leads to the land. Upon the land are 4 lock-up garages. Subject to any necessary permissions, the land might be suitable for storage purposes or development.

### TERMS

We are instructed to sell the freehold interest for **£70,000**.

### RATEABLE VALUE

The Rateable Value for the subject property is to be confirmed.

### LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

### VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable. We are advised by the client that VAT is not applicable.

### VIEWING

For further information or an appointment to view, please contact 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)



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