

FOR SALE

647 – 4,100 Sq Ft

(60.11 – 380.89 Sq M)

- › Rare Freehold Opportunity To Purchase
- › Grade II Listed
- › 7 Flats with a Residential income of £82,860 per annum
- › Retail unit on the ground floor
- › Located adjacent to The Stage, Luton's landmark regeneration development

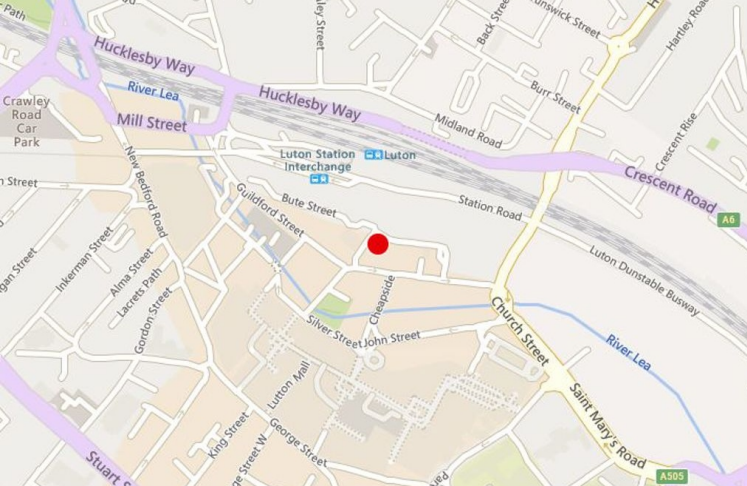


64 Bute Street

Luton, LU1 2EY

Contact: Hannah Niven
eddisons.com





Location

- Prominent town centre location within the heart of Luton's established commercial and retail district. Situated on Bute Street, a busy pedestrianised thoroughfare linking the town centre with Luton Railway Station.
- Close to The Mall Luton and a wide range of retail, leisure, banking and food and beverage occupiers and located adjacent to The Stage, Luton's landmark regeneration development, which is transforming the area through the delivery of new residential, commercial and leisure accommodation.
- Excellent road communications with easy access to Junctions 10 and 11 of the M1 motorway. London Luton Airport is approximately 2 miles.

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Google Maps

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Description

- A rare opportunity to purchase an iconic building Grade II Listed within the Hat District of Luton.
- The property is arranged over 4 floors to include basement, retail space on the ground floor, and upper floors with 7 residential apartments.
- The residential apartments are a mix of studio, 1 bed, 2 bed and a 3 bed apartments all of which are let on periodic tenancies. The current annual rental income is £82,860.
- The retail space has been refurbished to a good standard and presents an impressive double frontage, this space is currently vacant but would anticipate a market rental of £15,000 per annum. There is also a small courtyard to the rear.

Terms

The freehold/long leasehold interest is available at a quote price of £1,300,000. VAT is not payable on the purchase price.

Accommodation (Net Internal Area*)

Ground Floor Retail	60.11 SQ M	647 SQ FT
Total	380.89 SQ M	4,100 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBA

Business Rates: The rateable value is £18,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Full Break down of Residential rentals and sizes can be provided on request.

Contact:

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