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# London Properties



## Old Museum Store, Kenneth Road Luton

London Properties are pleased to offer to the market this B8 Warehouse/Storage Unit with Green space to side and rear situated just off Hitchin Road. The unit benefits from security system, power points and lighting, 2 x workshop & WC. Internal viewings are highly recommended through London Properties by appointment.

### Offers in The Region of £300,000 Freehold



**Harrow Weald Branch Tel: 020 8861 4615**

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**[www.london-properties.co.uk](http://www.london-properties.co.uk)**

Proprietor: Mukesh B. Mehta

## ADDITIONAL PHOTOGRAPHS



PIC 1



PIC 2



PIC 3



PIC 4



PIC 5



PIC 6

London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

## **Old Museum Store, Kenneth Road, Luton, Bedfordshire, LU2 0LE**

### **ACCOMMODATION COMPRISES:**

<b>LOCATION:</b>	Located in the popular Hitchin Road area. We are delighted to offer is this large vacant Workshop/Storage unit, with green space at the rear.
<b>DESCRIPTION:</b>	<p>This Commercial plot offers;-</p> <p>Commercial Unit 12,320 x 5403</p> <p>Large unit with security system and alarm installed, with power points and lighting leading to workshop 2</p> <p>WC Enamel toilet and sink unit with small storage cupboard</p> <p>Green Space Well-kept garden space with fencing installed to the side of the unit.</p> <p>Uses B8</p> <p>Freehold Offers in the region of £325,000</p>
<b>LEGAL COST:</b>	Each party to be responsible for their own legal costs
<b>LOCAL AUTHORITY:</b>	Luton
<b>REFERENCE CHARGE:</b>	London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is nonrefundable after the references have been taken up, whether they are accepted or not by the Landlord.
<b>HOLDING DEPOSIT:</b>	A holding deposit will be required to secure the property the deposit will buy a period of exclusivity and will be held in the London Properties client account

**AGENT NOTE:**

London Properties for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties.
4. All rent prices, fees and charges are quoted exclusive of VAT

**VIEWINGS:**

Through London Properties by appointment only

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**REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615**

**Written quotations are available on request. Please contact this office.**

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