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London Properties



High Street, Luton, Bedfordshire

London Properties are pleased to offer to the Commercial Freehold shop unit with 2-bedroom duplex maisonette, currently trading as a Launderette & previously traded as a Newsagent for over 25 years and within walking distance to Leagrave Main Line Railway Station . Good sized double fronted shop unit with 2-bedroom duplex upper parts with communal terrace, off street parking and garage located in block nearby. Agent Note the shop unit can be completely empty. Internal viewings are highly recommended through London Properties by appointment

£425,000 Freehold



Harrow Weald Branch Tel: 020 8861 4615

95 High Street, Harrow Weald, Middlesex, HA3 5DL. Fax: 020 8861 3610 Email: info@london-properties.co.uk

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.

High Street, Luton, Bedfordshire, LU4 9JU

LOCATION:	The property is located on the High Street, on the corner of Oakley Road & long Leagrave High Street and within walking distance to Leagrave Main Line Railway Station.
DESCRIPTION:	Commercial Freehold shop unit with 2-bedroom duplex marionette, currently trading as a Launderette & previously traded as a Newsagent for over 25 years. Good sized double fronted shop unit with 2-bedroom duplex upper parts with communal terrace, off street parking and garage located in block nearby. Agent Note the shop unit can be completely empty
USES:	Class E & the old A1/A2
TENURE:	£425,000 Freehold
BUSINESS RATES:	100% Business rates relief. Interested parties are advised to make their own enquiries to the local authority
SIZE:	Shop unit is approximately 505 sq ft
UPPER PARTS:	2 Bedroom duplex maisonette with communal terrace & currently rented out on a AST achieve £800 pcm.
LEGAL COST:	Each party to be responsible for their own legal costs
LOCAL AUTHORITY:	Luton
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating is 71- C Rating. C copy of this property's energy performance certificate is available on request
REFERENCE CHARGE:	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.
HOLDING DEPOSIT:	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
FIXTURE & FITTINGS:	Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not

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been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition

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

GENERAL INFORMATION:

TENURE:

Freehold

LOCAL AUTHORITY:

Harrow

FIXTURES & FITTINGS:

All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

MAILING LIST:

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

DETAILS BY E-MAIL:

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

FREE VALUATIONS & MARKETING ADVICE:

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are

available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

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

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



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