



Tenure

Freehold.

Location

Luton is a busy well established commercial centre located some 35 miles north of Central London. The town benefits from its proximity to Junctions 10 and 11 of the M1 motorway, has regular rail services to London and the Midlands and has its own international airport.

The property is located some 1 mile north-east of the town centre. More particularly the property is situated on Hitchin Road close to its junction with Stockingstone Road (A5228) which forms the northern primary distributor around the town.

Occupiers close by include The Round Green Tavern as well as a parade of shops opposite occupied by local traders and a Post Office.

Description

The property is arranged on ground and one upper floor to provide a ground floor unit that has been fitted out by the tenant to provide a veterinary surgery. The first floor provides a flat that has been sold off on a long lease. In addition there is a car park providing some 10 spaces.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Surgery	Luton Vets 4 Pets Limited (guaranteed by Vets 4 Pets Veterinary Group Ltd) (1)	Gross Frontage	9.00 m	(29' 6")	15 years from 28.06.10	£28,000 p.a.	Rent Review 2015
		Net Frontage	7.50 m	(24' 7")	Rent review every 5th year		
		Built Depth	18.90 m	(62' 0")	FR & I by way of Service Charge subject to a		
		Ground Floor	155 sq m	(1,668 sq ft)	Schedule of Condition		
Flat	Millbrook (SW) Ltd	Flat	999 years from completion			Peppercorn	

(1) Vets 4 Pets have over 45 practices. Source: www.vets4pets.com

Total £28,000 p.a.

Luton
370 Hitchin Road
Bedfordshire
LU2 7SR

- **Freehold Veterinary Surgery and Ground Rent Investment**
- Part let to Luton Vets 4 Pets Ltd (with guarantee) on new 15 year lease
- Rent Review 2015
- Prominent position on busy junction
- Total Current Rents Reserved
£28,000 pa



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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