

## Luton

### Ground Floor

### 26/28 Upper George Street

### Bedfordshire

### LU1 2RD

ON THE INSTRUCTIONS OF 

- **Long Leasehold Vacant Shop**
- **Central location close to Town Hall Square**
- **No VAT applicable**

#### Tenure

Long Leasehold. Held for a term of 150 years from 1st January 2015 at a fixed ground rent of a peppercorn per annum.

#### Location

Luton is a busy and 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 situated on the north side of Upper George Street between its junction with Gordon Street and Alma Street, a short distance from both St George's Square and Town Hall Square.

## Vacant Possession

Occupiers close by include Swinton Insurance, Luton Borough Council, Manpower and Ladbroke's.

#### Description

The property is arranged on ground floor only to provide a retail unit with a staff kitchen and WC to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>8.90 m</b>	<b>(29' 3")</b>
<b>Net Frontage</b>	<b>7.80 m</b>	<b>(25' 7")</b>
<b>Shop Depth</b>	<b>17.45 m</b>	<b>(57' 3")</b>
<b>Built Depth</b>	<b>19.80 m</b>	<b>(64' 11")</b>
<b>Ground Floor</b>	<b>137.20 sq m</b>	<b>(1,477 sq ft)</b>

#### VAT

VAT is not applicable to this lot.

#### Joint Auctioneer

B Carey Esq, Faithorn Farrell Timms LLP.  
Tel: 01689 885080.  
E-mail: [barrycarey@effeffee.co.uk](mailto:barrycarey@effeffee.co.uk)

#### Seller's Solicitor

M Holbrook Esq, Trowers.  
Tel: 0161 211 1501.  
E-mail: [mholbrook@trowers.com](mailto:mholbrook@trowers.com)



#### Buyer's Premium

The purchaser will, in addition to the purchase price, pay an additional 2.5% plus VAT buyer premium to the vendor on completion.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 68 Band C (Copy available on website).

#### Rateable Value

£23,250. (Source: [www.voa.gov.uk](http://www.voa.gov.uk))

## Luton

### Basement Floor

### Aldwyck House

### Upper George Street

### Bedfordshire

### LU1 2RD

ON THE INSTRUCTIONS OF 

- **Long Leasehold Office Investment**
- **Prominent town centre location**
- **No VAT applicable**
- **Office totalling 74.81 sq m (805 sq ft)**

#### Tenure

Long Leasehold. Held for a term of 150 years from 1st January 2015 at a fixed ground rent of a peppercorn per annum.

#### Location

Luton is a busy and 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.

## Current Gross Rent Reserved

### £7,500 pa

The property is situated on the south side of Upper George Street at its junction with Dunstable Place and close to Town Hall Square. Occupiers close by include Luton Borough Council, Swinton Insurance, Manpower, Ladbroke's and Connells.

#### Description

The property is arranged on basement/lower ground floor only to provide an office which is currently used as a community centre.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>74.81 sq m</b>	<b>(805 sq ft)</b>
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#### Joint Auctioneer

B Carey Esq, Faithorn Farrell Timms LLP.  
Tel: 01689 885080.  
E-mail: [barrycarey@effeffee.co.uk](mailto:barrycarey@effeffee.co.uk)

#### Seller's Solicitor

M Holbrook Esq, Trowers.  
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E-mail: [mholbrook@trowers.com](mailto:mholbrook@trowers.com)



#### Tenancy

The entire property is at present let to THE BEDFORDSHIRE AFRICAN COMMUNITY CENTRE LTD who are holding over, under a lease that expired in November 2013, at a rent of £7,500 per annum which contains effectively full repairing and insuring covenants. Terms have now been agreed for a new 15 year lease to the same tenant at a rent of £8,250 per annum. The lease will contain effectively FR & I covenants and there is a mutual break option at the end of the fifth year on serving 12 months' notice.

#### Tenant Information

Website Address: [www.africancentre.org.uk](http://www.africancentre.org.uk)

#### Buyer's Premium

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#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 109 Band E (Copy available on website).