

# FOR SALE

1,420 Sq Ft (131.92 Sq M)

- › Town Centre Workshop Unit
- › Accommodation Over Load Bearing Ground And Basement Floors
- › Three Phase Power
- › 2 Parking Spaces To The Rear



**22B Guildford Street**

**Luton, LU1 2NR**

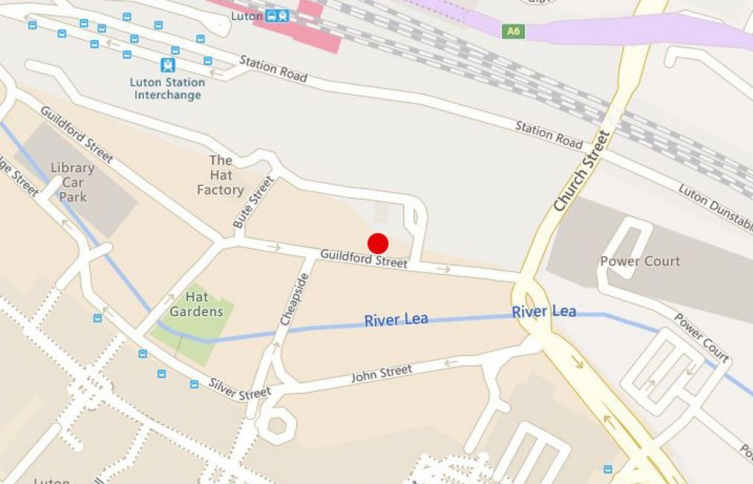
**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- The property is located on Guildford Street in Luton Town Centre
- Luton Mainline Train Station = 135m (2 minute walk)
- The Mall (Bute Street Entrance) = 191m (3 minute walk), and Bedfordshire University = 421m (10 minute walk)

/// what3words

///sheep.radar.hills

Google Maps

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## DESCRIPTION

- A rarely available end of terrace workshop/office in the heart of Guildford Street, available by way of the long leasehold interest of 999 years from 1992
- The property benefits from a ground floor workshop/office/retail area with the addition of a useable basement
- There is phase three electrics and solid concrete floors
- To the rear are two parking spaces
- The property also includes the access way to the left hand side to access the rear yard and parking spaces

## TERMS

The long leasehold interest is available at a quoted price of £245,000. VAT is not payable on the purchase price.



## ACCOMMODATION (Gross Internal Area\*)

Ground Floor	71.35 SQ M	768 SQ FT
Basement	60.48 SQ M	651 SQ FT
<b>Total</b>	<b>131.92 SQ M</b>	<b>1,420 SQ FT</b>

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

EPC: TBA

**Business Rates:** The rateable value is £9,900. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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