



39 Adelaide Street, Luton, LU1 5BD

Commercial Premises Suitable for Owner Occupancy, Investment or Conversion STPP

Summary

Tenure	For Sale
Available Size	2,000 sq ft / 185.81 sq m
Price	£450,000
EPC Rating	Upon enquiry

Key Points

- Value-Add Opportunity
- Potential Conversion STPP
- Town Centre Proximity
- Residential Surrounds

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Location

The premises occupy a prominent corner position, located at the junction of Adelaide Street and Princess Street. Luton Police Station is opposite and the town centre, along with its various amenities, is within proximity.

Description

Having formerly been used for a variety of different uses, the property is now fully vacant. There is off-road parking at the rear for 1-2 vehicles. Planning consent was obtained for the conversion of the property to create 4 apartments, however this has since expired. It is felt that planning for the same would be granted again.

Terms

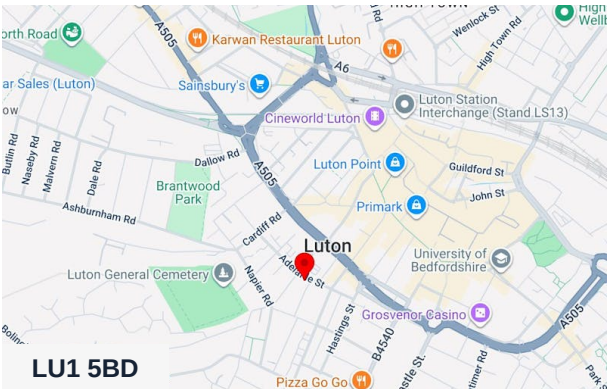
The freehold is available with vacant possession for £450,000.

VAT

We are advised by our client that the property is not elected for VAT.

Legal Fees

Each party is to bear its own costs incurred.



Viewing & Further Information



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