

25-33 & 35-37 HASTINGS STREET | LUTON | BEDFORDSHIRE | LU1 5BE

DEVELOPMENT POTENTIAL (STPP)  
2X DETACHED BUILDINGS  
FORECOURT PARKING  
ENCLOSED YARD  
VACANT POSSESSION



# 25-33 & 35-37 Hastings St

*Two Vacant Business Premises with Forecourt Parking & Shared Yard*

**FOR SALE**

**S.R. Wood & Son**

Est.1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)



## Location

Luton is one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and three train stations with high-speed services to London St Pancras. The town is also served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

The subject premises are situated on the southern fringe of Luton town centre, just off the A505 inner ring road. All town centre amenities are within proximity, to include Luton Point (shopping centre), mainline train station, Bedfordshire University, shops, cafes, restaurants, pubs, banking, etc. London Luton Airport is within a short drive as well as J10 of the M1.

## Description

The subject premises comprise two detached commercial buildings, each arranged over ground and first floor and totalling 4,638 sqft (430.88 m<sup>2</sup>). Externally there is an enclosed yard and forecourt parking. The premises have been used for office and light industrial purposes for many years and are now available with vacant possession. They would suit a variety of uses under User Class E. For example: office, light industrial, gymnasium, leisure, gym, etc. Other uses may be suitable STPP.

Our client has submitted a pre-application to the Local Planning Authority for demolition of the premises and the development of a residential scheme. STPP it is felt that a residential development is viable (or conversion of the existing premises). Pre-application documents are available upon request.

## Accommodation

The premises comprise of the following (floor areas have been taken in accordance with IPMS-2).

PROPERTY	FLOOR	M2	SQFT
25-33	Ground	185.80	2,000
25-33	First	55.19	594
<b>25-33</b>	<b>Sub Total</b>	<b>240.99</b>	<b>2,594</b>
35-37	Ground	98.76	1,063
35-37	First	91.18	981
<b>35-37</b>	<b>Sub Total</b>	<b>189.94</b>	<b>2,044</b>
<b>25-33 &amp; 35-37</b>	<b>IPMS-2</b>	<b>4,638</b>	<b>430.88</b>

**Approx Site Area** = 6,330 sqft (588.08 m2)

## Terms

The premises are available to purchase together for **£850,000**. The interest is freehold and both buildings are available with vacant possession.

## Rateable Value

The premises have been split in terms of business rates. Please enquire for further information in this regard.

## Legal Costs

Each party is to bear its own costs incurred.

## VAT

All costs are subject to VAT if applicable.

## EPC

**25-33 Hastings St** = Commissioned and available soon.

**35-37 Hastings St** = Commissioned and available soon.







## Viewings

To arrange a viewing and for further information, please contact sole selling agency S.R. Wood & Son Ltd.

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