



## 93 Stockingstone Road, Luton, LU2 7NE

Freehold Commercial Premises with Vacant Possession | Potential for Residential Conversion STPP | 934 sqft (86.77 m2)

### Summary

Tenure	For Sale
Available Size	934 sq ft / 86.77 sq m
EPC Rating	Upon enquiry

### Key Points

- Freehold
- Forecourt Parking
- Vacant Possession
- Prominent Corner Position
- Large Loft Space
- Potential Residential Conversion STPP

# 93 Stockingstone Road, Luton, LU2 7NE

## Location

The subject property occupies a prominent corner position at the junction of Stockingstone Road and Colin Road, in the Round Green suburb of Luton, about 1.2 miles northeast of the town centre. The surrounding area is formed of mostly residential premises with a scattering of commercial.

## Description

The semi-detached property comprises 934 sqft, arranged over ground floor, first floor and a large loft space (loft not inspected/measured). Previously used as a beauty/aesthetics salon, the ground and first floor are heavily partitioned into 8 treatment rooms, an entrance lobby, single WC, kitchenette and storeroom. Externally there is forecourt parking for 6-8 vehicles.

Whilst suited to a variety of commercial uses, we feel that the property may lean towards residential conversion and there is also prospect to convert the loft space (STPP).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	556	51.65
1st	378	35.12
<b>Total</b>	<b>934</b>	<b>86.77</b>

## Terms

We are instructed to sell the freehold interest, with vacant possession, for £350,000.

## Rateable Value

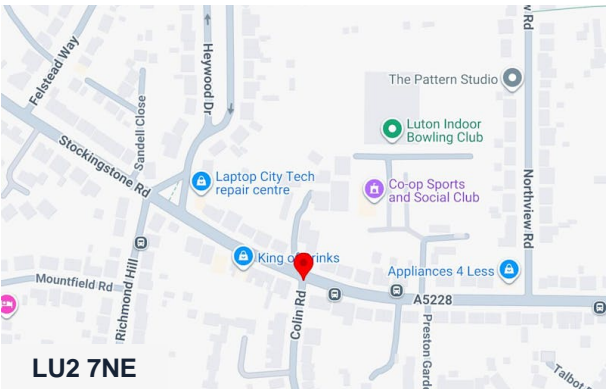
The property has a rateable value of £7,400 (please note this is not rates payable).

## VAT

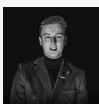
All costs are subject to VAT at the appropriate rate if applicable.

## Legal Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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