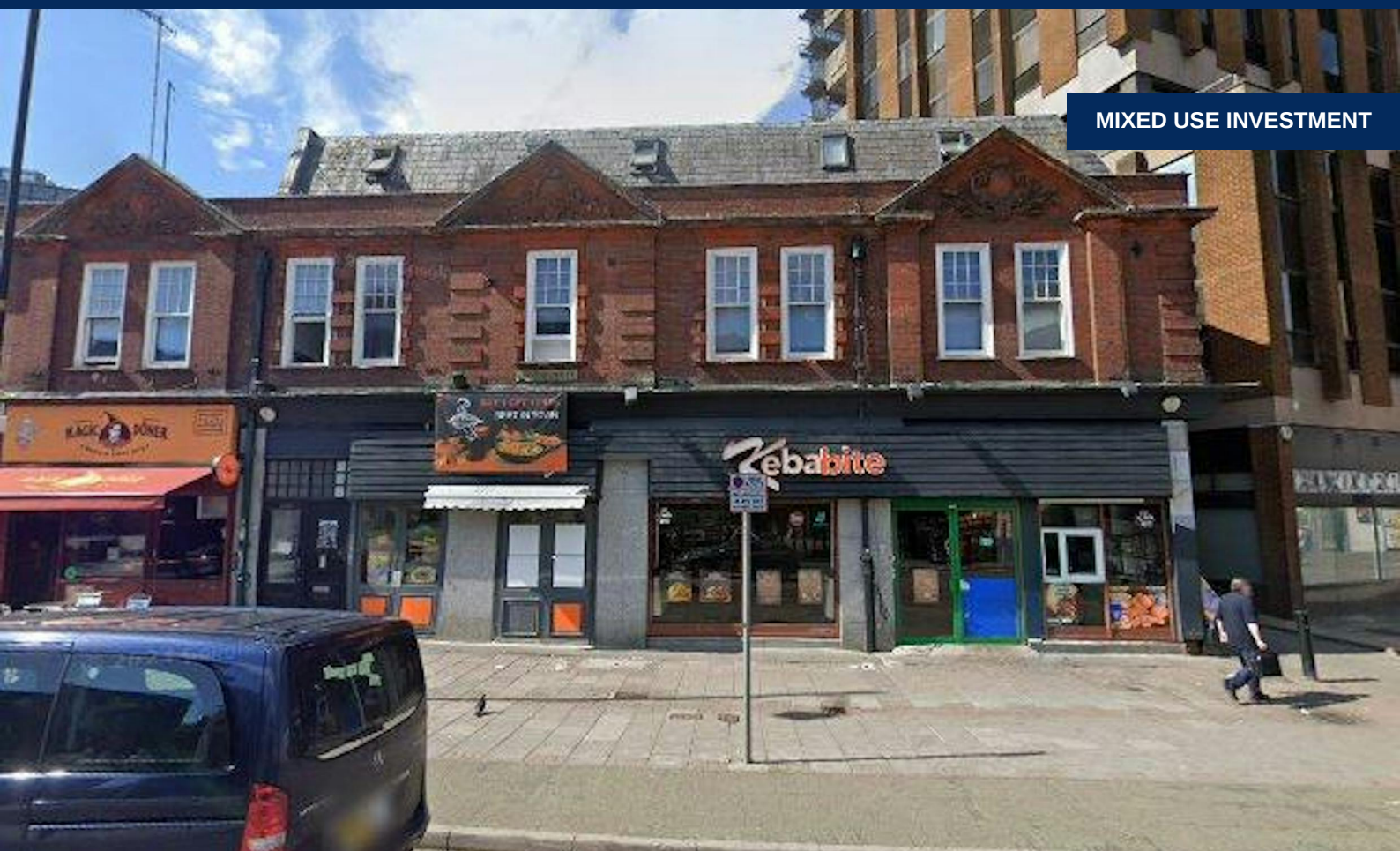


**MIXED USE INVESTMENT**

33-39 Manchester Street

Luton, LU1 2QG

Prime Retail / Residential Investment

Ground Floor Restaurant & 6 Flats

Freehold For Sale

5,380 sq ft

(499.82 sq m)

- Prime Freehold Retail/Residential Investment
- Ground Floor Restaurant & 6 Flats
- Fully Tenanted & Income Producing
- Total Income:£95,700 pax
- Prime Location Within Luton Town Centre
- 5,380 Sqft (500 Sqm)
- 4x1 Bed Flats & 2x2 Bed Flats

Summary

Available Size	5,380 sq ft
Price	£1,200,000
VAT	Applicable. The Sale Will Be Treated As A TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Location

The property is located in a prime position on the North - West side of Manchester Street, close to the junctions of Alma Street and Gordon Street being in the heart of Luton Town Shopping Centre amongst many well known multiple and local retailers, bars and restaurants. Immediately opposite is the Galaxy leisure complex which includes Cineworld, The Gym Group, Tenpin Bowling & White House Wetherspoon and Luton Point shopping centre which includes TK Max department store. Transport facilitates are good with Luton Overground station being within a few minutes walk which goes directly into St Pancras International Station (30 mins) Luton airport is within a 10 minute drive.

Description

Comprises a ground floor restaurant together with 6 self contained flats arranged on the first and second floors split up to provide 4x1 beds and 2x2 beds with independent street access. The entire property is fully Let and income producing.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	1,753	162.86	Available
1st - 1x2 Bed, 2x1 Bed Flats	1,680	156.08	Available
2nd - 2x1 Bed, 1x2 Bed Flats	1,948	180.98	Available
Total	5,381	499.92	

Ground Floor Restaurant

The ground floor is Let to Mohammed Saghir on a proportional Full Repairing & Insuring Lease for a term of 10 years from 20th December 2018 without further rent review at a rent of £23,000 pax

Residential

The 6 flats are all Let on separate AST agreements at a combined rent of £72,700 per annum.

Total Rental Income

£95,700.00 plus Vat

Freehold Price

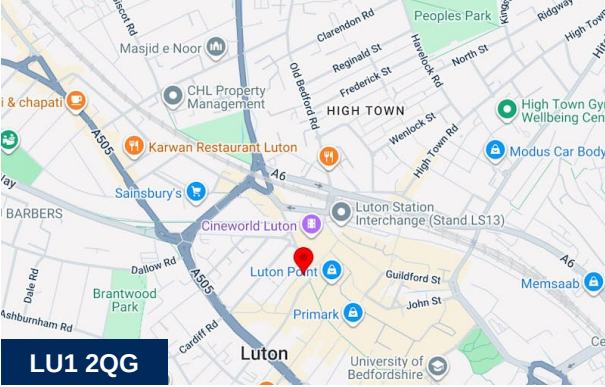
The building is being sold Freehold with a Land Registry Title Number (BD44453) £1,200,000 plus Vat

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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