





For Sale

37 King Street, Luton, LU1 2DW

 £400,000 for the Freehold

 896 Sq Ft / 83.24 Sq M

 A well-presented mixed-use freehold property comprising a commercial unit arranged over ground floor and basement extending to approximately 896 sq. ft. The upper parts provide two self-contained 1-bedroom apartments, offering additional residential income potential. Flat 1 - TBC and Flat 2 - Vacant.

 The commercial accommodation benefits from a practical and flexible layout suitable for a variety of uses, subject to the necessary consents. The property offers potential for both owner occupation and investment purposes, with scope to enhance rental income and overall asset value.





37 King Street, Luton, Bedfordshire, LU1 2DW

Location

The property is prominently situated on King Street within Luton town centre, close to a range of retail, leisure and commercial occupiers. Luton Railway Station is within walking distance, while excellent road connections are available via the M1 motorway (Junctions 10 & 11). London Luton Airport is also easily accessible, further enhancing the property's connectivity.

Terms & Tenure

The premises are available for sale at a quoting price of £400,000, subject to contract.

Accommodation

Ground Floor + Basement: 896 sq. ft.

First & second Floor: 2 Bedrooms

Rates

Rateable Value £8,400. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information
please contact:**

01582 957591

**9 Compton Avenue,
Luton, LU4 9AX**

EPC

The EPC rating for the property is D

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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