

FOR SALE

FREEHOLD
COMMERCIAL
PROPERTY



whozoo.

LUTON

 **2 Manor Road, Luton, Bedfordshire LU1 3HN**

Price **£250,000**



Property Type

RETAIL



Size

682 FT²



Tenure

FREEHOLD



Borough

LUTON



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



Luton (0.5 miles)
Luton Airport Parkway (0.6 miles)
Leagrave (2.9 miles)

Local Amenities



Supermarket (0.2 miles)
Bedfordshire University (0.3 miles)
Town Centre (0.5 miles)

VAT Applicable



NO

Rateable Value

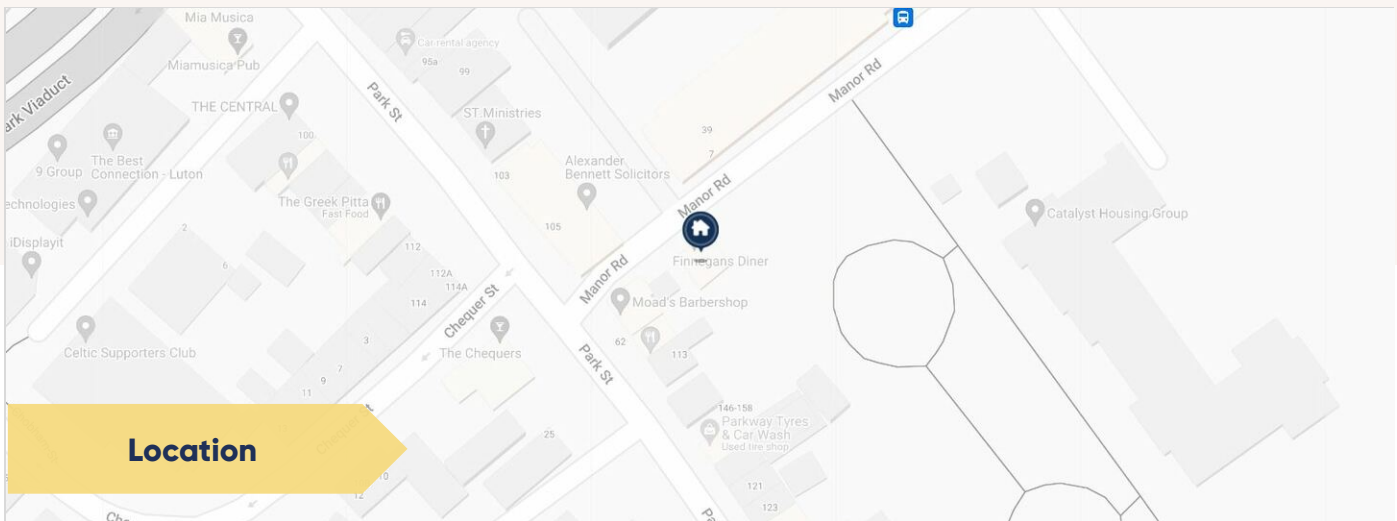


£8,800

EPC



TBC



Location



Additional Information

Freehold commercial unit with loft space. The property is owner occupied trading as Finnegan's Café. The café measures 63 sqm/682 sqft (VOA). Located on Manor Road and within a short walking distance to Bedfordshire University (Luton Campus) and the Town Centre where you can enjoy the plentiful choice of shops, bars and restaurants, as well as an 11-screen cinema, bowling, a shopping mall and an indoor market. Luton Station is within walking distance and Luton Airport is only 1.7 miles away.

The property benefits from E use class and would be suit retailers, restaurants, takeaways, estate agents and customer facing professional services, salons and beauticians. It will be sold with vacant possession.

Potential to redevelop the site into four flats (STPP).



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